

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2007 Assessment Roll

**Area Name / Number:** Northgate / 7

**Previous Physical Inspection:** 2004

**Improved Sales:**

Number of Sales: 738

Range of Sale Dates: 1/2004 - 12/2006

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2006 Value</b>	\$193,200	\$152,800	\$346,000	\$392,200	88.2%	13.94%
<b>2007 Value</b>	\$214,500	\$170,600	\$385,100	\$392,200	98.2%	13.77%
<b>Change</b>	+\$21,300	+\$17,800	+\$39,100		+10.0%	-0.17%
<b>% Change</b>	+11.0%	+11.6%	+11.3%		+11.3%	-1.22%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.17% and -1.22% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2006 Value</b>	\$195,100	\$149,700	\$344,800
<b>2007 Value</b>	\$216,700	\$167,300	\$384,000
<b>Percent Change</b>	+11.1%	+11.8%	+11.4%

Number of one to three unit residences in the Population: 4833

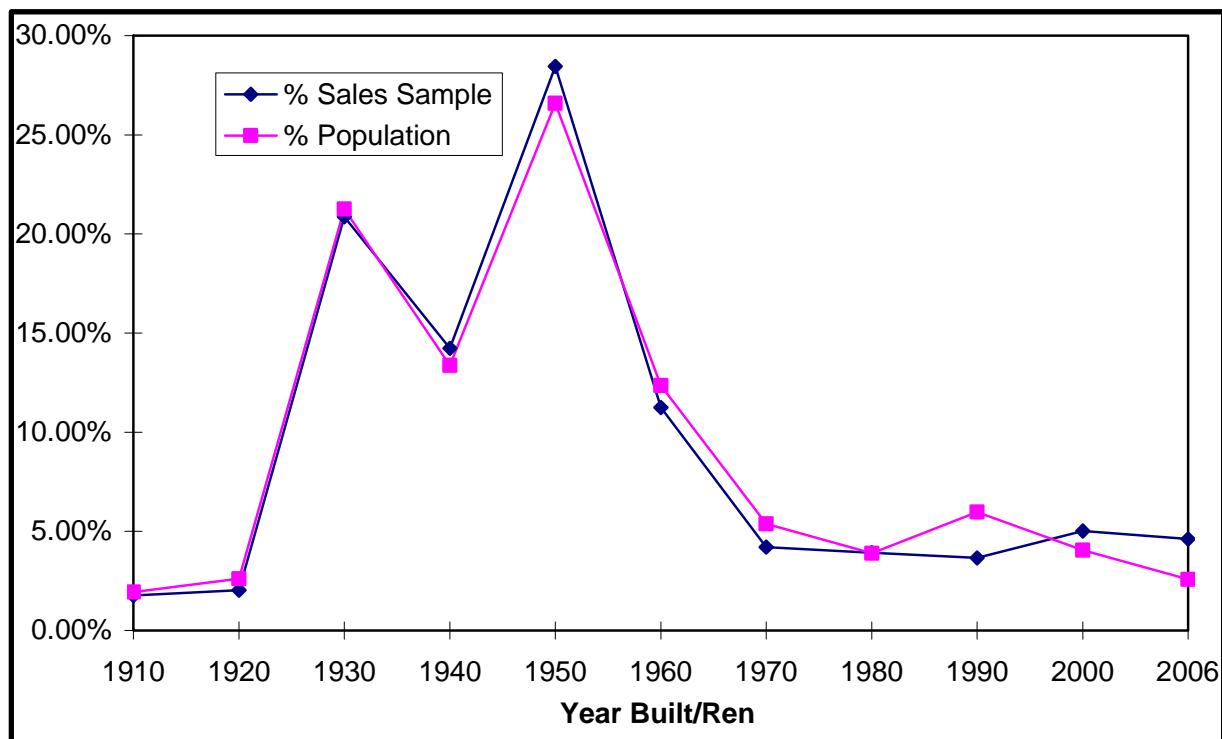
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties built before 1955 had a lower assessment ratio than other properties and needed an upward adjustment. Properties with 1.5 story houses had a higher assessment ratio than other properties and needed less of an upward adjustment.

The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

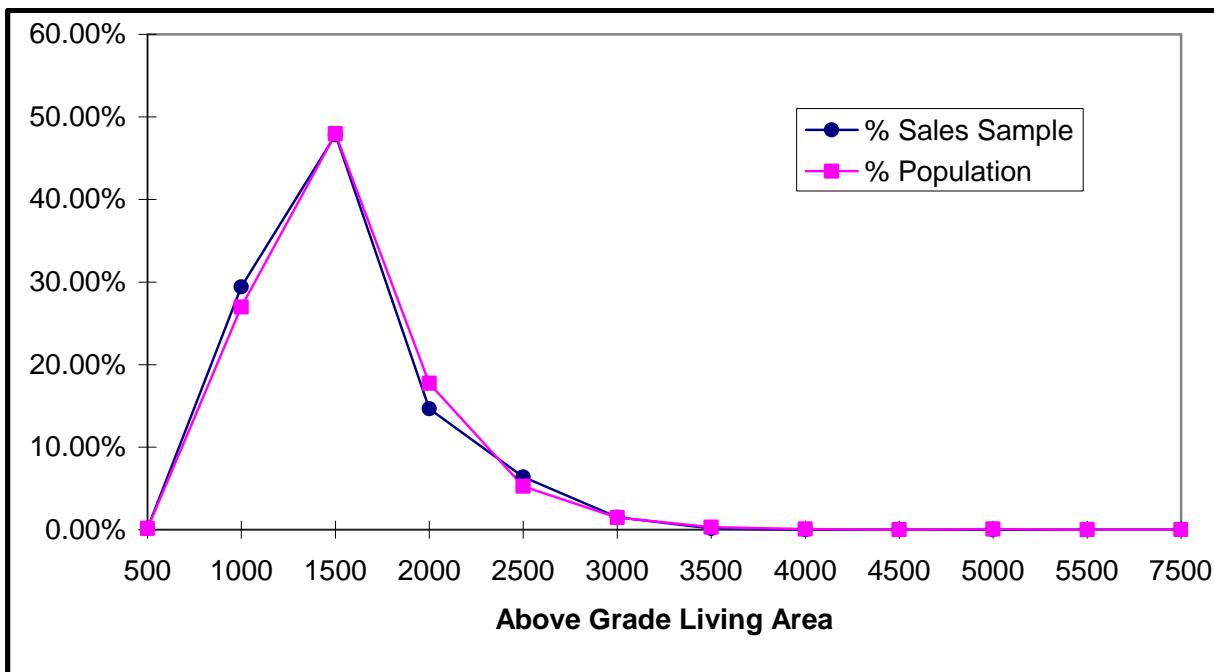
<b>Sales Sample</b>			<b>Population</b>		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	13	1.76%	1910	94	1.94%
1920	15	2.03%	1920	126	2.61%
1930	154	20.87%	1930	1027	21.25%
1940	105	14.23%	1940	646	13.37%
1950	210	28.46%	1950	1285	26.59%
1960	83	11.25%	1960	597	12.35%
1970	31	4.20%	1970	260	5.38%
1980	29	3.93%	1980	188	3.89%
1990	27	3.66%	1990	289	5.98%
2000	37	5.01%	2000	196	4.06%
2006	34	4.61%	2006	125	2.59%
	738			4833	



Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

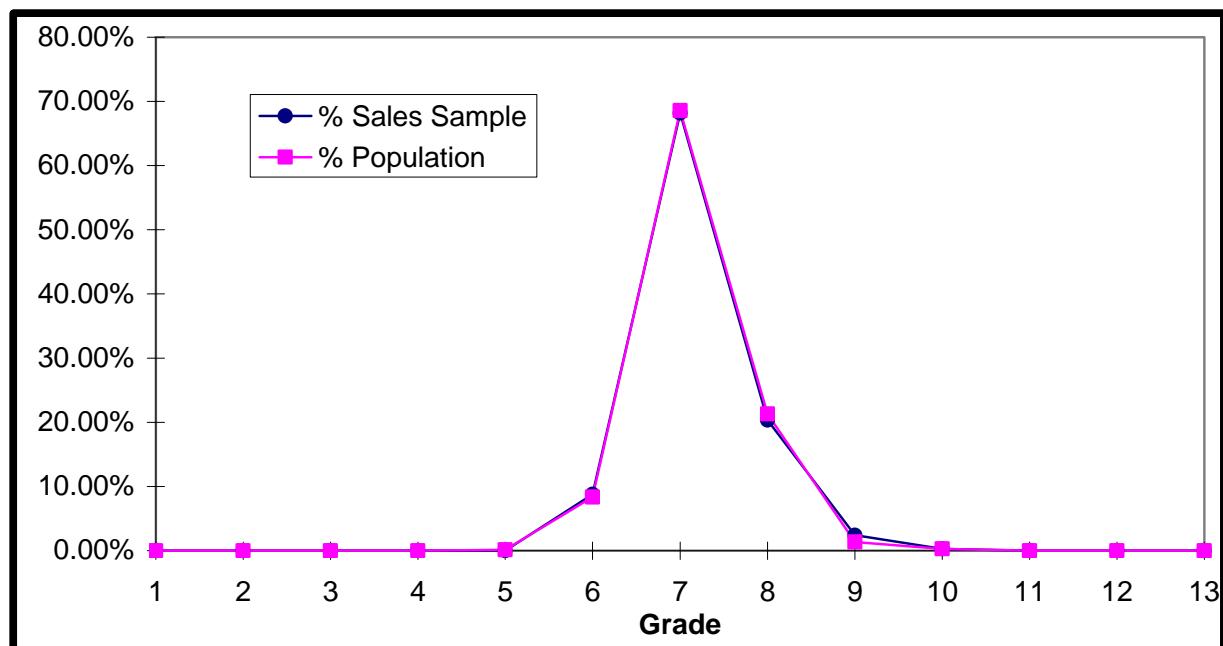
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	1	0.14%	500	8	0.17%
1000	217	29.40%	1000	1304	26.98%
1500	353	47.83%	1500	2319	47.98%
2000	108	14.63%	2000	857	17.73%
2500	47	6.37%	2500	254	5.26%
3000	11	1.49%	3000	70	1.45%
3500	1	0.14%	3500	15	0.31%
4000	0	0.00%	4000	3	0.06%
4500	0	0.00%	4500	0	0.00%
5000	0	0.00%	5000	3	0.06%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	0	0.00%
	738			4833	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

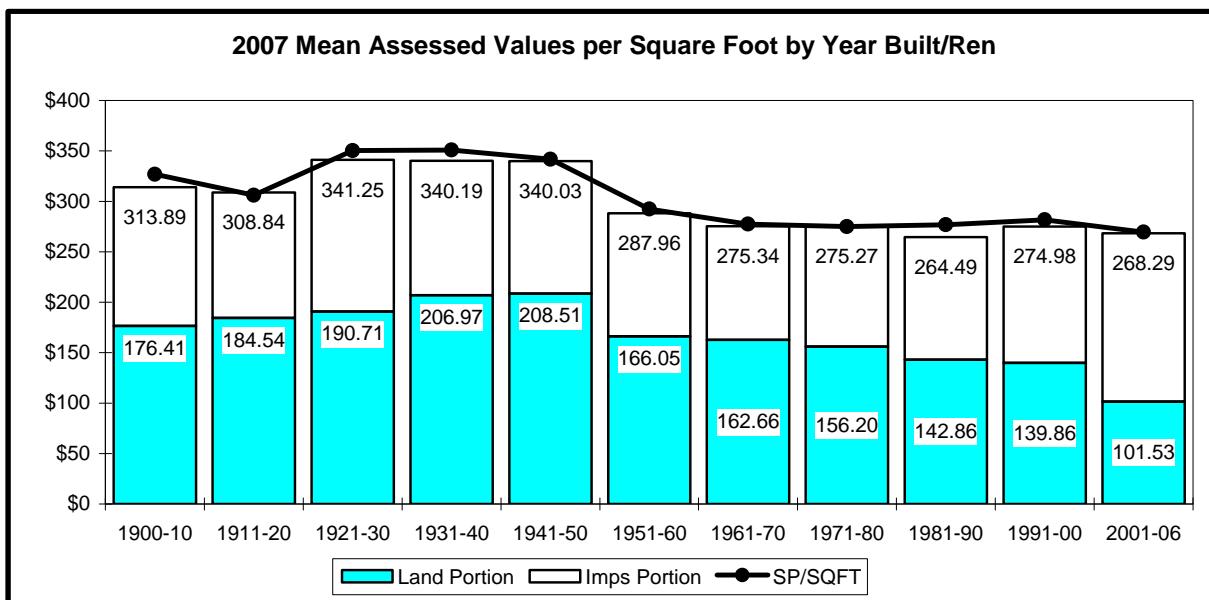
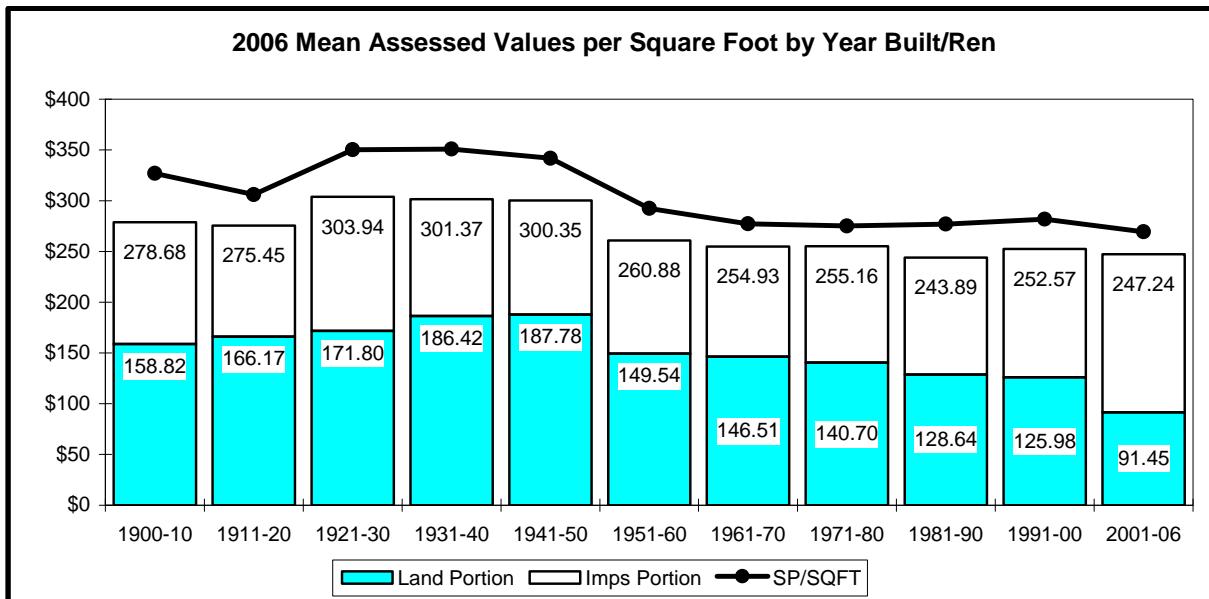
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	1	0.02%
5	0	0.00%	5	8	0.17%
6	65	8.81%	6	403	8.34%
7	503	68.16%	7	3312	68.53%
8	150	20.33%	8	1029	21.29%
9	18	2.44%	9	66	1.37%
10	2	0.27%	10	14	0.29%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	738			4833	



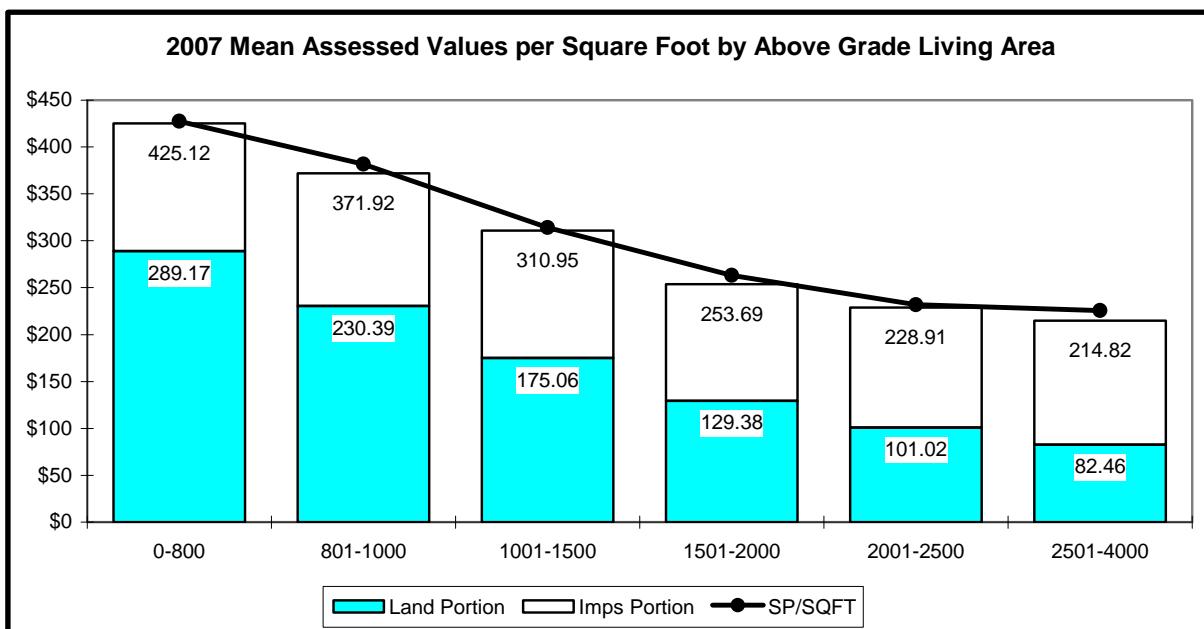
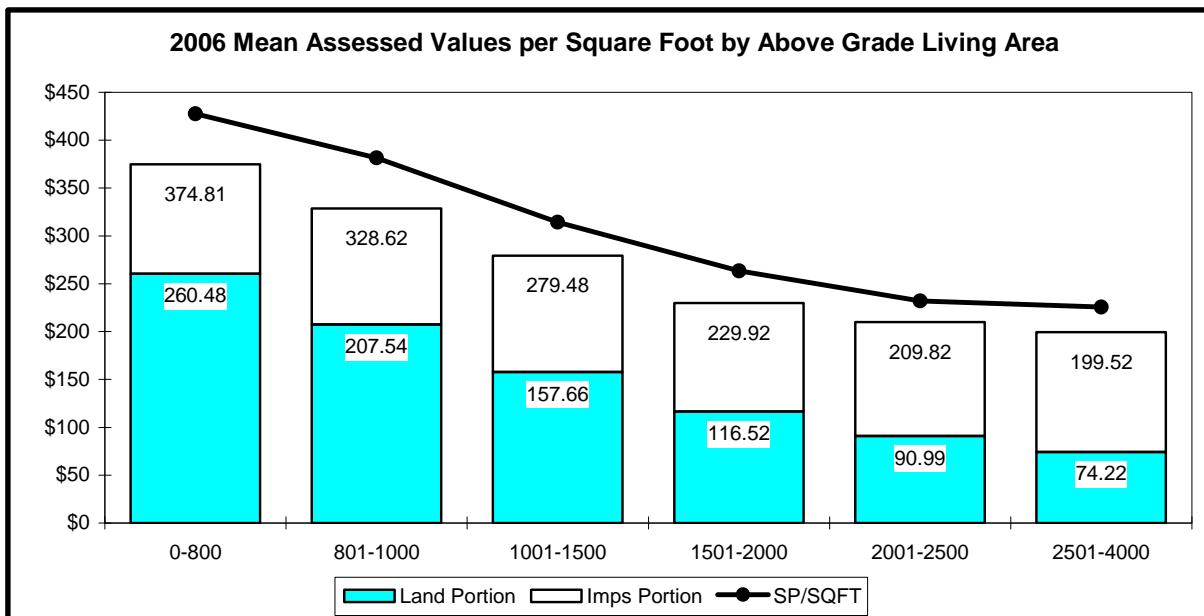
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Year Built / Renovated**



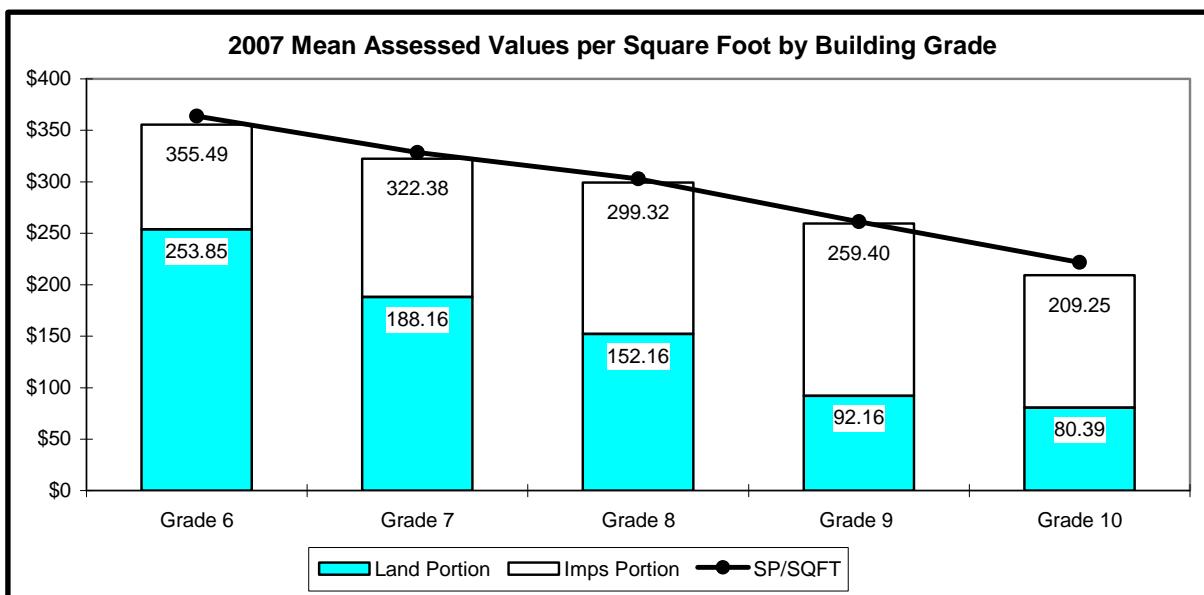
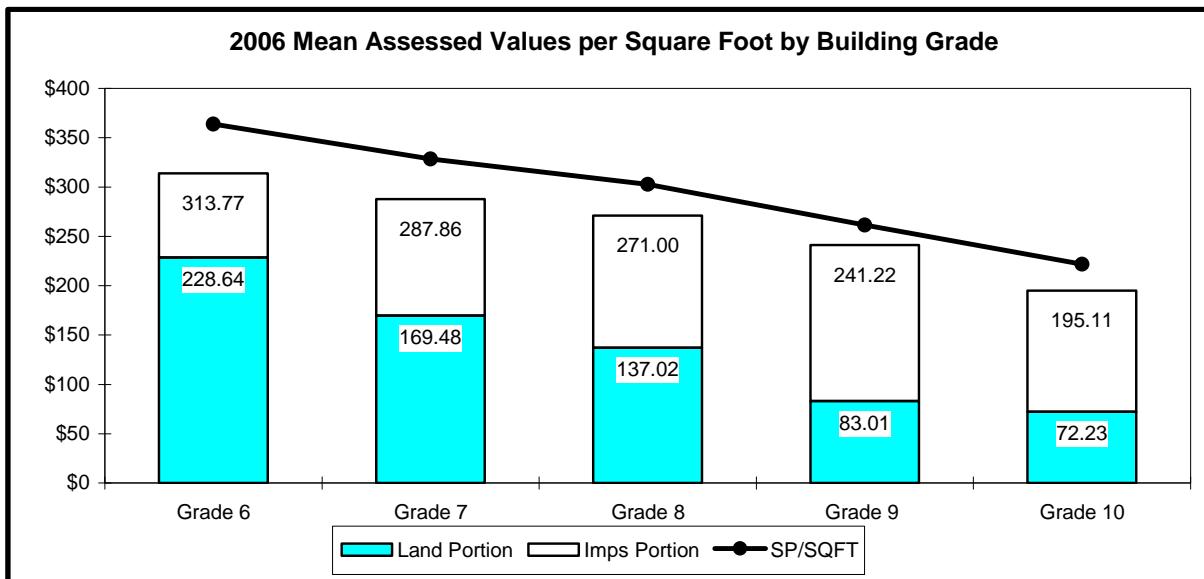
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values  
By Above Grade Living Area***

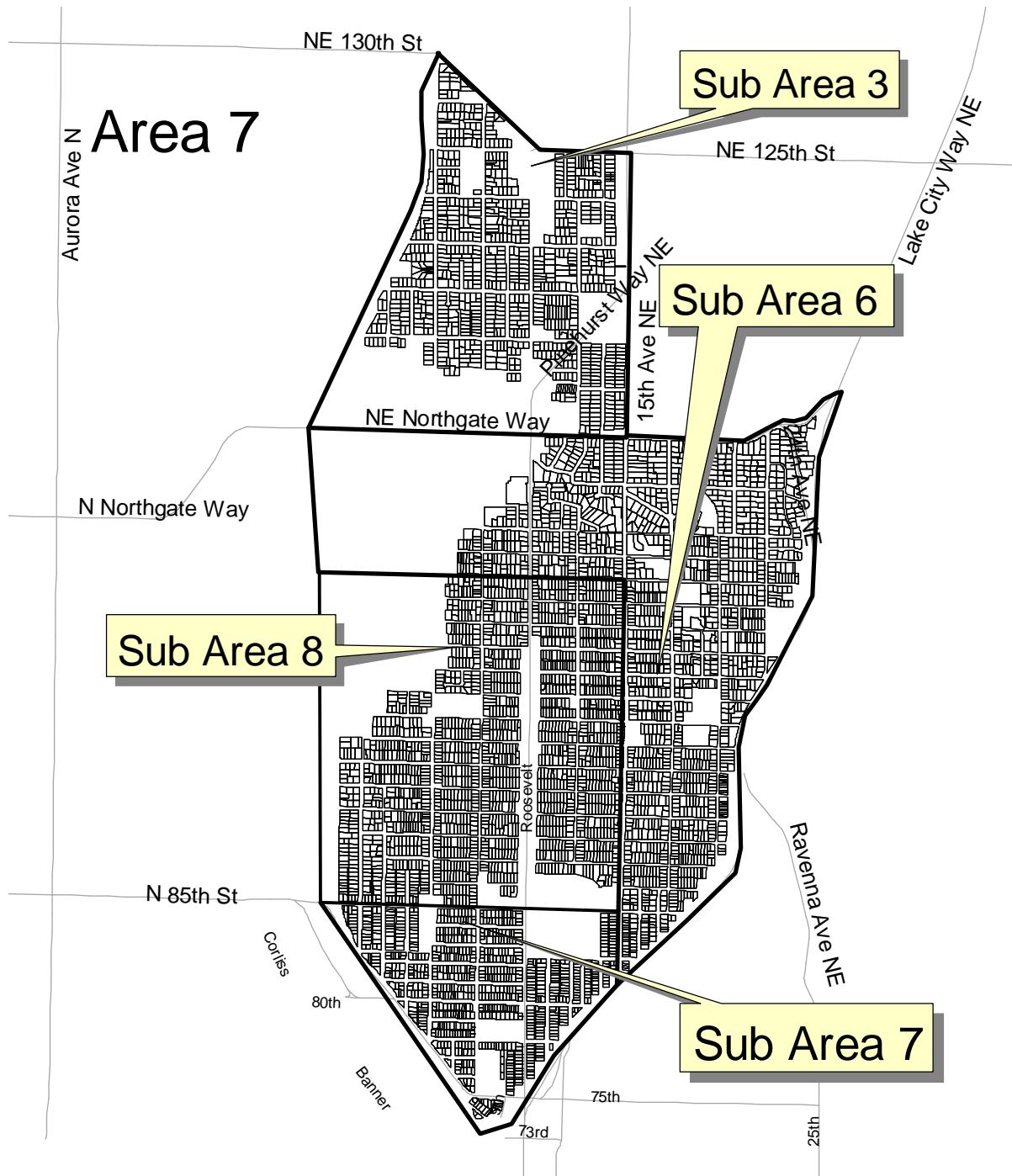


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values  
By Building Grade***

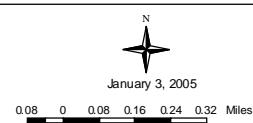


These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



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King County  
Department of Assessments

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land update***

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change indicated by the sales sample, a market adjustment for land values was derived. The formula is:

**2007 Land Value = 2006 Land Value x 1.113, with the result rounded down to the next \$1,000.**

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 738 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties built before 1955 had a lower assessment ratio than other properties and needed an upward adjustment. Properties with 1.5 story houses had a higher assessment ratio than other properties and needed less of an upward adjustment.

The derived adjustment formula is:

$$\text{2007 Total Value} = \text{2006 Total Value} / (0.9312581) - (0.05161901 \text{ for houses built before 1955}) + 0.01997482 \text{ for house with 1.5 stories}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2007 Improvements Value} = \text{2007 Total Value} \text{ minus } \text{2007 Land Value}$$

An explanatory adjustment table is included in this report.

Other:

- \* If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value \* 1.113%)
- \* If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- \* If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value \* 1.113).
- \* If vacant parcels (no improvement value) only the land adjustment applies.
- \* If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
- \* If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
- \* If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
- \* If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
- \* Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### ***Mobile Home Update***

There are no mobile homes in this area.

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 7 Annual Update Model Adjustments

**2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

7.38%

<b>Year Built less than 1955</b>	<b>Yes</b>
% Adjustment	6.30%
<b>1.5 Stories</b>	<b>Yes</b>
% Adjustment	-2.25%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel with a house built before 1955 would *approximately* receive a 13.68% upward adjustment (7.38% + 6.30%). There are 3744 parcels in the population with houses built before 1955, of which 569 have sold.

Properties with 1.5 stories and built before 1955 would *approximately* receive a 11.43% upward adjustment (7.38% + 6.30% - 2.25%). There are 1094 parcels in the population with these characteristic, of which 165 have sold.

22% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 7 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 98.2.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
6	65	0.858	0.972	13.2%	0.936	1.007
7	503	0.879	0.982	11.7%	0.970	0.995
8	150	0.891	0.982	10.2%	0.960	1.003
9	18	0.921	0.991	7.5%	0.931	1.050
10	2	0.880	0.944	7.2%	0.692	1.196
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1910	13	0.858	0.966	12.6%	0.913	1.019
1911-1920	15	0.923	1.034	12.0%	0.954	1.113
1921-1930	154	0.868	0.972	12.0%	0.950	0.994
1931-1940	105	0.860	0.970	12.7%	0.943	0.996
1941-1950	210	0.879	0.995	13.1%	0.975	1.015
1951-1960	83	0.889	0.980	10.3%	0.949	1.012
1961-1970	31	0.911	0.983	7.9%	0.935	1.031
1971-1980	29	0.916	0.989	8.0%	0.941	1.038
1981-1990	27	0.885	0.959	8.4%	0.909	1.010
1991-2000	37	0.908	0.986	8.5%	0.937	1.034
>2000	34	0.911	0.983	7.9%	0.950	1.016
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Average	342	0.888	0.980	10.4%	0.966	0.993
Good	328	0.882	0.988	12.1%	0.973	1.004
Very Good	68	0.860	0.964	12.1%	0.924	1.003
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	488	0.877	0.981	11.9%	0.969	0.994
1.5	167	0.885	0.982	11.0%	0.961	1.003
2	77	0.900	0.981	9.0%	0.953	1.009
2.5	2	0.936	1.029	10.0%	0.457	1.602
3	4	0.928	0.995	7.2%	0.922	1.068

## Area 7 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 98.2.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<800	61	0.879	0.997	13.4%	0.962	1.032
0800-0999	150	0.859	0.973	13.2%	0.949	0.997
1000-1199	144	0.884	0.989	11.9%	0.967	1.011
1200-1399	157	0.895	0.993	10.9%	0.971	1.015
1400-1599	97	0.877	0.968	10.4%	0.940	0.997
1600-1799	52	0.881	0.971	10.3%	0.932	1.010
1800-1999	18	0.887	0.981	10.6%	0.915	1.046
2000-2499	47	0.905	0.987	9.0%	0.955	1.019
2500-3999	12	0.885	0.953	7.7%	0.896	1.009
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	677	0.883	0.983	11.3%	0.972	0.993
Yes	61	0.872	0.972	11.5%	0.935	1.010
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	738	0.882	0.982	11.3%	0.972	0.992
Yes	0	0.000	0.000	0.0%	0.000	0.000
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
3	116	0.870	0.962	10.6%	0.935	0.990
6	246	0.894	0.995	11.4%	0.978	1.013
8	263	0.878	0.978	11.3%	0.962	0.994
7	113	0.877	0.980	11.7%	0.955	1.005

## Area 7 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 98.2.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

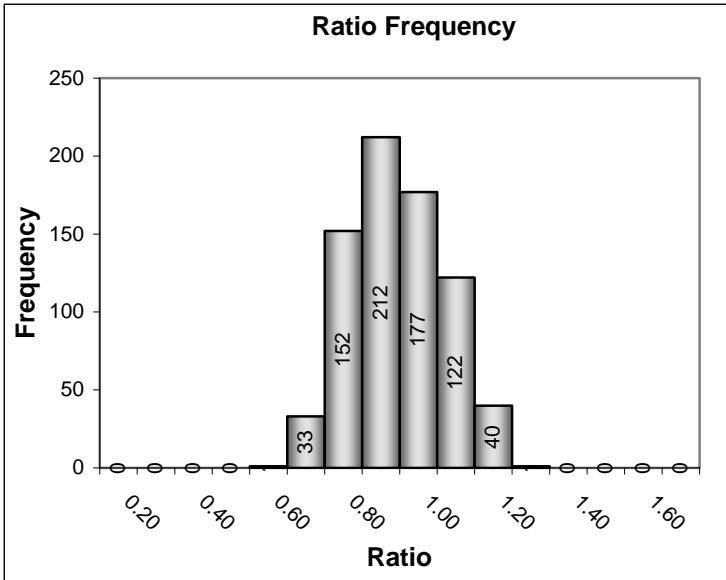
It is difficult to draw valid conclusions when the sales count is low.

Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<3000	20	0.874	0.969	10.9%	0.915	1.023
3000-3999	48	0.897	0.999	11.4%	0.960	1.038
4000-4999	96	0.876	0.978	11.6%	0.950	1.006
5000-5999	168	0.893	0.991	11.0%	0.970	1.013
6000-6999	182	0.881	0.984	11.7%	0.964	1.005
7000-7999	110	0.864	0.956	10.7%	0.931	0.982
8000-8999	48	0.903	1.005	11.3%	0.965	1.046
9000-9999	27	0.839	0.935	11.5%	0.873	0.997
10000-11999	20	0.873	0.971	11.2%	0.913	1.029
12000-15999	13	0.902	1.011	12.1%	0.964	1.058
16000-30000	6	0.944	1.041	10.3%	0.943	1.140
Year Built less than 1955	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	169	0.917	0.984	7.3%	0.965	1.004
Yes	569	0.870	0.981	12.7%	0.969	0.992

# Annual Update Ratio Study Report (Before)

## 2006 Assessments

<b>District/Team:</b> NW / Team 3	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 1/22/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> Northgate	<b>Appr ID:</b> JSAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	738		
<b>Mean Assessed Value</b>	346,000		
<b>Mean Sales Price</b>	392,200		
<b>Standard Deviation AV</b>	73,061		
<b>Standard Deviation SP</b>	93,158		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.896		
<b>Median Ratio</b>	0.888		
<b>Weighted Mean Ratio</b>	0.882		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.593		
<b>Highest ratio:</b>	1.216		
<b>Coefficient of Dispersion</b>	11.54%		
<b>Standard Deviation</b>	0.125		
<b>Coefficient of Variation</b>	13.94%		
<b>Price Related Differential (PRD)</b>	1.016		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.878		
Upper limit	0.900		
<b>95% Confidence: Mean</b>			
Lower limit	0.887		
Upper limit	0.905		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4833		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.125		
<b>Recommended minimum:</b>	25		
<b>Actual sample size:</b>	738		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	388		
# ratios above mean:	350		
Z:	1.399		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



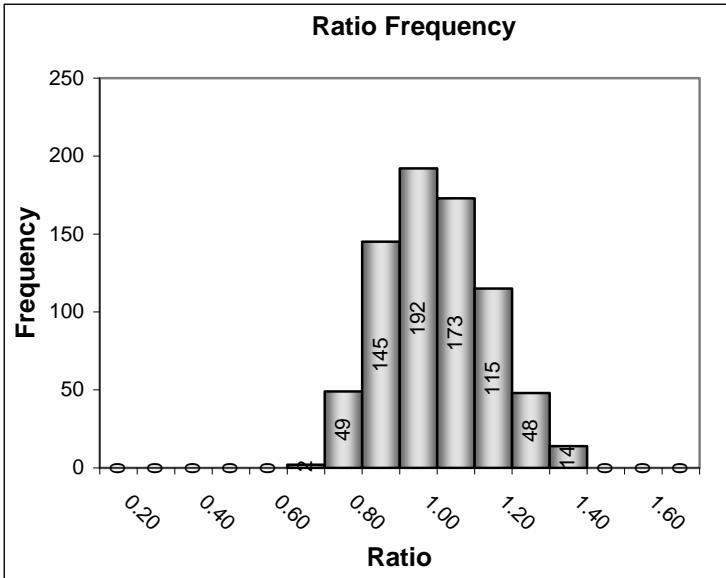
### COMMENTS:

1 to 3 Unit Residences throughout area 7

# Annual Update Ratio Study Report (After)

## 2007 Assessments

<b>District/Team:</b> NW / Team 3	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 1/22/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> Northgate	<b>Appr ID:</b> JSAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	738		
<b>Mean Assessed Value</b>	385,100		
<b>Mean Sales Price</b>	392,200		
<b>Standard Deviation AV</b>	77,416		
<b>Standard Deviation SP</b>	93,158		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.999		
<b>Median Ratio</b>	0.989		
<b>Weighted Mean Ratio</b>	0.982		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.673		
<b>Highest ratio:</b>	1.350		
<b>Coefficient of Dispersion</b>	11.49%		
<b>Standard Deviation</b>	0.138		
<b>Coefficient of Variation</b>	13.77%		
<b>Price Related Differential (PRD)</b>	1.017		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.978		
Upper limit	1.009		
<b>95% Confidence: Mean</b>			
Lower limit	0.989		
Upper limit	1.009		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4833		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.138		
<b>Recommended minimum:</b>	30		
<b>Actual sample size:</b>	738		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	384		
# ratios above mean:	354		
<b>Z:</b>	1.104		
<b>Conclusion:</b>	<b>Normal*</b>		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 7

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 7**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	641210	0091	6/12/06	\$270,000	760	0	6	1940	4	5328	No	No	332 NE 120TH ST
3	641210	0091	4/12/04	\$215,000	760	0	6	1940	4	5328	No	No	332 NE 120TH ST
3	156010	0195	1/28/05	\$265,000	770	0	6	1943	4	7050	No	No	11312 12TH AVE NE
3	641410	0752	6/29/04	\$226,600	770	0	6	1951	4	6932	No	No	12749 ROOSEVELT WAY NE
3	641360	0298	2/9/05	\$195,000	770	0	6	1947	3	6360	No	No	12303 8TH AVE NE
3	156010	0200	8/16/06	\$349,950	800	0	6	1943	4	7050	No	No	11316 12TH AVE NE
3	156010	0215	1/25/06	\$290,000	800	0	6	1943	3	7000	No	No	11332 12TH AVE NE
3	156010	0230	9/8/05	\$251,230	800	0	6	1943	4	7000	No	No	11346 12TH AVE NE
3	204450	0051	7/26/05	\$262,000	830	0	6	1942	4	6413	No	No	11700 ROOSEVELT WAY NE
3	641160	0198	1/7/05	\$245,000	860	0	6	1941	4	5400	No	No	11544 4TH AVE NE
3	156010	0085	11/21/05	\$284,000	870	0	6	1943	3	6850	No	No	11322 14TH AVE NE
3	292604	9216	3/24/06	\$380,000	900	0	6	1952	4	14000	No	No	11331 9TH AVE NE
3	204450	0050	10/14/05	\$275,000	910	0	6	1942	3	6393	No	No	11706 ROOSEVELT WAY NE
3	641310	0090	4/11/05	\$240,000	970	0	6	1942	4	5850	No	No	11539 8TH AVE NE
3	292604	9120	6/14/06	\$380,000	990	480	6	1936	4	7311	No	No	12320 11TH AVE NE
3	641310	0332	5/17/06	\$330,000	990	0	6	1933	4	9618	No	No	11736 8TH AVE NE
3	641410	0134	7/6/06	\$275,000	1040	0	6	1945	4	6600	No	No	12606 8TH AVE NE
3	641310	0073	9/9/04	\$254,700	770	0	7	1941	3	4000	No	No	11549 8TH AVE NE
3	292604	9169	8/19/05	\$284,888	830	450	7	1942	3	6722	No	No	11353 5TH AVE NE
3	271110	0015	4/16/04	\$238,000	850	0	7	1947	4	6000	Yes	No	917 NE 113TH ST
3	271110	0060	6/3/04	\$222,950	850	0	7	1947	4	6004	No	No	905 NE 114TH ST
3	082000	0080	7/27/06	\$299,000	860	0	7	1940	4	8280	No	No	12020 14TH AVE NE
3	156010	0035	8/3/06	\$330,000	870	0	7	1942	4	6900	No	No	11327 15TH AVE NE
3	156010	0005	7/18/06	\$327,950	890	0	7	1942	3	7038	No	No	11357 15TH AVE NE
3	641360	0188	5/3/05	\$223,300	890	0	7	1950	4	7200	No	No	839 NE 123RD ST
3	260520	0025	10/25/04	\$216,000	910	0	7	1949	3	7311	No	No	12331 11TH AVE NE
3	641160	0172	10/13/04	\$305,450	940	940	7	1916	4	6930	No	No	11526 3RD AVE NE
3	271160	0035	6/23/04	\$274,000	940	290	7	1951	5	5150	No	No	11425 12TH AVE NE
3	292604	9174	6/23/06	\$380,000	950	0	7	1941	4	6250	No	No	317 NE 115TH ST
3	641410	0121	5/4/04	\$239,000	950	0	7	1950	3	6000	No	No	12534 8TH AVE NE
3	641360	0146	4/16/04	\$268,500	960	320	7	1942	4	7200	No	No	12005 ROOSEVELT WAY NE
3	641360	0375	8/23/06	\$357,000	990	360	7	1947	3	9120	No	No	505 NE 125TH ST

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3	543330	0005	2/14/05	\$267,500	990	0	7	1950	3	7800	No	No	1423 NE 113TH ST
3	527220	0045	6/19/06	\$350,000	1000	0	7	1947	4	6914	No	No	11714 9TH AVE NE
3	641310	0174	9/27/04	\$268,000	1000	0	7	1960	4	7200	No	No	11501 ROOSEVELT WAY NE
3	156010	0010	7/14/06	\$369,000	1060	0	7	1942	4	6900	No	No	11353 15TH AVE NE
3	292604	9001	3/9/05	\$276,472	1060	630	7	1926	3	11130	No	No	12305 14TH AVE NE
3	641360	0278	8/10/05	\$320,650	1060	570	7	1983	3	6128	No	No	827 A NE 125TH ST
3	641310	0071	9/10/04	\$324,500	1100	0	7	1937	5	9120	No	No	535 NE 117TH ST
3	204450	0251	10/2/06	\$339,500	1110	0	7	1941	4	6907	No	No	1208 NE 117TH ST
3	271110	0075	11/10/05	\$283,000	1110	0	7	1947	5	6000	No	No	916 NE 114TH ST
3	527220	0020	9/18/06	\$272,000	1120	0	7	1947	3	6914	No	No	11715 ROOSEVELT WAY NE
3	641410	0061	9/8/04	\$349,000	1130	0	7	1947	4	7729	No	No	12521 8TH AVE NE
3	204450	0142	12/12/05	\$374,950	1130	640	7	1952	4	6000	No	No	11545 12TH AVE NE
3	925990	0045	8/11/05	\$300,000	1130	0	7	1955	4	7311	No	No	12325 11TH AVE NE
3	292604	9121	1/28/04	\$252,800	1130	0	7	1971	4	11475	No	No	11348 5TH AVE NE
3	223800	0045	8/24/06	\$335,000	1150	0	7	1949	3	7200	No	No	337 NE 120TH ST
3	641310	0302	9/14/06	\$377,000	1150	0	7	1951	4	7200	No	No	556 NE 117TH ST
3	641160	0203	10/13/04	\$320,000	1150	1150	7	1972	3	11652	No	No	11533 5TH AVE NE
3	204450	0066	11/1/05	\$355,000	1160	360	7	1985	3	7200	No	No	1029 NE 117TH ST
3	543330	0120	7/26/06	\$380,000	1170	800	7	1947	3	8520	No	No	11041 14TH AVE NE
3	641360	0147	7/22/04	\$265,000	1170	1070	7	1946	3	7526	No	No	12009 ROOSEVELT WAY NE
3	641160	0215	6/23/05	\$395,000	1210	720	7	1989	3	6596	No	No	11511 5TH AVE NE
3	641410	0052	10/31/06	\$385,000	1220	0	7	1949	4	7200	No	No	534 NE 125TH ST
3	572450	0516	11/17/06	\$339,500	1220	800	7	1959	3	8400	No	No	11203 12TH AVE NE
3	641360	0072	6/7/04	\$320,412	1230	260	7	1963	3	12240	No	No	12035 8TH AVE NE
3	641410	0724	11/13/06	\$439,950	1250	1000	7	1991	3	7288	No	No	12731 ROOSEVELT WAY NE
3	641360	0273	8/17/04	\$362,500	1260	850	7	1999	3	6754	No	No	12338 8TH AVE NE
3	292604	9543	4/12/04	\$310,000	1260	870	7	1995	3	6187	No	No	1201 NE 125TH ST
3	641410	0104	9/16/05	\$439,950	1270	500	7	1939	3	7200	No	No	802 NE 125TH ST
3	641210	0093	12/27/06	\$340,000	1280	0	7	1954	3	7738	No	No	12021 5TH AVE NE
3	641160	0163	1/14/05	\$266,250	1280	0	7	1947	4	9045	No	No	148 NE 115TH ST
3	641360	0015	12/14/05	\$234,000	1280	0	7	1941	3	8704	No	No	12016 5TH AVE NE
3	641360	0100	5/27/05	\$247,500	1290	0	7	1964	4	7440	No	No	12018 8TH AVE NE

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3	641210	0095	8/22/05	\$326,689	1310	0	7	1954	3	5200	No	No	348 NE 120TH ST
3	641160	0186	6/16/04	\$270,000	1310	120	7	1934	3	9552	No	No	11622 3RD AVE NE
3	543330	0100	3/7/06	\$345,000	1330	0	7	1949	4	8083	No	No	11058 14TH AVE NE
3	641310	0163	9/28/05	\$359,950	1340	0	7	1949	3	7800	No	No	817 NE 117TH ST
3	204450	0068	10/25/04	\$327,000	1340	610	7	1985	3	7478	No	No	1019 NE 117TH ST
3	641360	0132	2/16/06	\$353,000	1360	0	7	1952	4	7200	No	No	827 NE 123RD ST
3	292604	9082	4/12/05	\$434,000	1380	170	7	1927	5	11045	No	No	12055 14TH AVE NE
3	641310	0340	11/15/05	\$355,000	1380	0	7	1949	4	8153	No	No	11744 8TH AVE NE
3	641310	0094	7/10/06	\$361,000	1390	0	7	1988	3	6500	No	No	11528 7TH AVE NE
3	925990	0030	10/13/05	\$340,000	1400	0	7	1954	4	7343	No	No	1030 NE 123RD ST
3	292604	9362	6/9/06	\$325,950	1420	0	7	1954	4	6946	No	No	1200 NE 124TH ST
3	641410	0072	4/22/04	\$280,000	1430	0	7	1954	4	8850	No	No	533 NE 126TH ST
3	641310	0110	10/4/05	\$352,500	1440	0	7	1964	5	5850	No	No	558 NE 115TH ST
3	543330	0085	9/1/06	\$431,600	1450	0	7	1948	4	8220	No	No	11040 14TH AVE NE
3	641360	0136	5/9/06	\$347,000	1450	0	7	1956	3	5600	No	No	12054 8TH AVE NE
3	641410	0059	7/5/06	\$480,000	1450	1060	7	1996	3	7205	No	No	540 NE 125TH ST
3	641360	0287	5/9/06	\$430,000	1460	1130	7	1990	3	6127	No	No	801 NE 125TH ST
3	204450	0222	4/18/05	\$238,000	1480	0	7	1950	4	6000	No	No	11741 14TH AVE NE
3	641310	0081	11/1/05	\$437,000	1560	480	7	1990	3	9136	No	No	11536 7TH AVE NE
3	572450	0470	12/30/04	\$290,000	1580	0	7	1984	3	3300	No	No	1025 NE 113TH ST
3	641310	0312	3/3/05	\$381,900	1650	0	7	1947	4	6972	No	No	820 NE 117TH ST
3	204450	0125	5/17/04	\$338,000	1730	0	7	1988	3	7709	No	No	11519 C 12TH AVE NE
3	781030	0035	10/20/05	\$320,000	1740	0	7	1981	4	7219	No	No	147 NE 116TH ST
3	082000	0014	9/7/05	\$356,000	1770	0	7	2001	3	1969	No	No	12328 A 14TH AVE NE
3	082000	0010	10/25/04	\$325,000	1770	0	7	2001	3	2027	No	No	12332 A 14TH AVE NE
3	082000	0016	7/12/05	\$330,000	1860	0	7	2001	3	2055	No	No	12332 B 14TH AVE NE
3	641410	0091	6/15/06	\$465,000	2040	0	7	1953	4	6000	No	No	12619 8TH AVE NE
3	641410	0091	9/29/04	\$355,000	2040	0	7	1953	4	6000	No	No	12619 8TH AVE NE
3	641310	0070	9/21/04	\$329,000	2320	0	7	1940	4	9000	No	No	555 NE 117TH ST
3	641360	0077	5/18/06	\$470,000	2830	0	7	1937	4	12250	No	No	12041 8TH AVE NE
3	616100	0031	10/4/04	\$338,750	1220	430	8	1951	4	9656	No	No	11514 3RD AVE NE
3	950990	0045	9/14/04	\$355,000	1290	700	8	1957	4	5827	No	No	521 NE 124TH ST

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3	925990	0015	4/15/04	\$281,000	1310	0	8	1956	4	9276	No	No	1110 NE 123RD ST
3	641160	0462	7/26/04	\$387,000	1580	460	8	1958	4	7400	No	No	11715 5TH AVE NE
3	641360	0055	3/9/05	\$404,950	1610	870	8	1962	4	7602	No	No	12005 8TH AVE NE
3	156010	0180	9/13/06	\$370,000	1610	300	8	1943	4	7191	No	No	11303 14TH AVE NE
3	641360	0346	6/5/06	\$375,000	1630	0	8	1961	3	11639	No	No	12314 5TH AVE NE
3	223980	0060	8/19/05	\$464,950	1690	570	8	1964	4	7056	No	No	11544 6TH PL NE
3	223980	0060	2/10/04	\$395,000	1690	570	8	1964	4	7056	No	No	11544 6TH PL NE
3	223980	0080	12/15/04	\$419,000	1730	610	8	1959	3	7754	No	No	11556 6TH PL NE
3	641310	0190	5/5/05	\$580,000	1920	0	8	1976	5	9419	No	No	11532 9TH AVE NE
3	641360	0102	3/14/05	\$347,000	2030	0	8	1967	4	10935	No	No	12012 8TH AVE NE
3	641360	0122	12/6/05	\$463,500	2080	0	8	1958	4	7225	No	No	12207 9TH AVE NE
3	641360	0177	9/12/06	\$432,000	2320	0	8	1956	3	8160	No	No	906 NE 122ND ST
3	641360	0177	7/7/04	\$368,000	2320	0	8	1956	3	8160	No	No	906 NE 122ND ST
3	204450	0190	9/11/06	\$480,000	2400	0	8	1961	3	26324	No	No	11737 12TH AVE NE
3	641360	0103	2/28/05	\$492,500	2420	0	8	2005	3	7200	No	No	12010 8TH AVE NE
3	292604	9499	11/21/06	\$490,000	2520	0	8	1979	3	8003	No	No	12023 B 12TH AVE NE
3	292604	9157	11/29/04	\$440,000	2320	0	9	2002	3	7200	No	No	535 NE 115TH ST
3	641360	0124	6/12/06	\$599,000	2550	0	9	2006	3	7490	No	No	12046 8TH AVE NE
3	204450	0199	2/13/06	\$620,000	2806	0	9	2005	3	7020	No	No	11751 12TH AVE NE
3	641160	0440	5/25/06	\$670,000	2790	0	10	2006	3	14040	No	No	11743 5TH AVE NE
6	802420	2480	5/10/04	\$220,000	500	400	6	1942	4	4410	No	No	9610 17TH AVE NE
6	802420	2490	5/20/05	\$279,500	540	540	6	1942	4	4410	No	No	9600 17TH AVE NE
6	326530	0355	10/24/05	\$284,950	600	260	6	1927	4	7360	No	No	1909 NE 98TH ST
6	864150	0340	3/17/06	\$308,000	610	540	6	2005	3	3120	No	No	9014 20TH AVE NE
6	510140	8507	6/29/04	\$252,000	690	0	6	1948	4	6380	No	No	805 NE 105TH ST
6	802420	2365	9/21/04	\$233,000	700	0	6	1944	4	5160	No	No	1800 NE 96TH ST
6	510140	7537	1/10/05	\$280,000	710	240	6	1948	3	6336	No	No	2330 NE 103RD ST
6	510040	0350	11/17/05	\$285,400	720	0	6	1941	3	4000	No	No	1717 NE 86TH ST
6	510140	1873	1/24/05	\$355,000	740	620	6	1927	4	3996	No	No	8814 17TH AVE NE
6	510140	0994	7/13/05	\$292,627	760	0	6	1941	3	6380	No	No	1654 NE 86TH ST
6	802420	1880	3/25/05	\$278,500	760	0	6	1926	4	5080	No	No	1524 NE 97TH ST
6	510040	0335	11/28/05	\$309,950	790	0	6	1941	5	5940	No	No	1712 NE 85TH ST

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6	890200	0085	9/17/04	\$255,000	810	0	6	1937	3	7191	No	No	10548 VICTORY LN NE
6	743450	0010	8/24/06	\$409,000	820	150	6	1946	4	5800	No	No	10321 15TH AVE NE
6	510140	5290	6/2/05	\$290,000	830	360	6	1920	3	5800	No	No	9727 LAKE CITY WAY NE
6	510140	5760	6/1/06	\$294,000	830	0	6	1929	3	7367	No	No	10001 21ST AVE NE
6	510140	5810	4/21/04	\$253,000	870	0	6	1926	5	6090	No	No	2154 NE 100TH ST
6	510140	8725	3/24/04	\$246,000	930	0	6	1924	4	5376	No	No	807 NE 104TH ST
6	510140	4397	1/17/06	\$302,000	960	240	6	1940	3	5376	No	No	9420 17TH AVE NE
6	510140	4074	3/13/06	\$415,000	980	0	6	1944	4	6380	No	No	1536 NE 92ND ST
6	510140	1850	5/8/06	\$369,000	980	0	6	1928	4	4588	No	No	1727 NE 89TH ST
6	510140	5757	6/9/04	\$305,000	1030	0	6	1927	4	5334	No	No	2117 NE 102ND ST
6	510140	1762	1/12/05	\$353,000	1140	0	6	1928	4	7250	No	No	1540 NE 88TH ST
6	510140	2228	9/21/04	\$350,000	1410	0	6	1911	4	7448	No	No	1719 NE 90TH ST
6	802420	2372	7/27/04	\$237,400	700	0	7	1944	5	5400	No	No	1808 NE 96TH ST
6	326530	0315	4/1/05	\$360,000	740	300	7	1933	4	8190	No	No	9709 20TH AVE NE
6	510140	5902	9/5/06	\$382,000	750	0	7	1950	4	6380	No	No	10204 23RD AVE NE
6	510140	0841	8/10/06	\$435,000	760	180	7	1941	3	6380	Yes	No	1713 NE 88TH ST
6	510140	0859	6/29/05	\$398,000	770	770	7	1941	4	6380	No	No	1729 NE 88TH ST
6	510140	4116	4/21/04	\$264,800	770	0	7	1948	3	5376	No	No	9217 17TH AVE NE
6	510140	8710	6/30/06	\$365,000	790	200	7	1940	4	5376	No	No	10327 12TH AVE NE
6	802420	1810	7/5/05	\$375,000	800	150	7	1940	4	5080	Yes	No	1539 NE 98TH ST
6	510140	2385	12/8/04	\$270,000	800	160	7	1943	4	6380	No	No	1737 NE 91ST ST
6	890200	0035	7/29/05	\$341,092	810	0	7	1938	4	8560	No	No	10532 23RD AVE NE
6	510140	7465	12/22/05	\$340,000	820	170	7	1941	4	7168	No	No	10328 23RD AVE NE
6	510140	4121	7/2/04	\$280,000	820	0	7	1948	3	5376	No	No	9201 17TH AVE NE
6	510140	8531	9/10/04	\$330,000	820	820	7	1941	5	6380	No	No	837 NE 105TH ST
6	890100	0290	2/11/05	\$276,000	840	0	7	1938	3	5100	No	No	1534 NE 107TH ST
6	510140	1003	4/18/06	\$376,000	860	0	7	1942	5	5376	No	No	8625 17TH AVE NE
6	802420	2520	11/22/05	\$404,000	860	290	7	1940	3	6477	No	No	1727 NE 98TH ST
6	510140	2258	10/14/05	\$340,000	860	220	7	1931	3	6380	No	No	1742 NE 89TH ST
6	288770	0050	6/9/04	\$310,000	860	200	7	1923	4	2700	No	No	8232 15TH AVE NE
6	510140	8595	8/17/04	\$274,000	860	0	7	1954	3	5520	No	No	10401 12TH AVE NE
6	557720	0475	10/12/05	\$305,000	870	0	7	1925	4	6850	No	No	1520 NE 102ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 7**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	510140	4404	11/13/06	\$400,000	880	270	7	1941	3	5376	No	No	1704 NE 94TH ST
6	510140	0850	7/11/05	\$361,000	880	0	7	1937	3	6380	No	No	1712 NE 86TH ST
6	510140	1816	7/8/05	\$439,000	880	140	7	1928	3	5410	No	No	8807 17TH AVE NE
6	890100	0865	7/10/06	\$334,950	880	0	7	1941	5	4500	No	No	1910 NE 107TH ST
6	510140	2652	4/14/05	\$334,950	880	400	7	1936	3	5376	Yes	No	9111 17TH AVE NE
6	510140	2344	4/10/06	\$391,000	890	0	7	1942	3	7250	Yes	No	1523 NE 91ST ST
6	802420	1940	9/1/06	\$465,000	890	340	7	1942	4	4800	No	No	1511 NE 97TH ST
6	510040	0270	4/20/06	\$412,000	900	120	7	1941	3	5410	No	No	8526 17TH AVE NE
6	510140	7790	7/26/05	\$295,000	900	0	7	1947	4	5376	No	No	10425 20TH AVE NE
6	510140	7855	6/30/04	\$293,000	900	600	7	1947	4	5760	No	No	10408 17TH AVE NE
6	510140	0853	8/30/06	\$403,000	920	0	7	1939	4	6380	No	No	1710 NE 86TH ST
6	510140	4356	6/25/04	\$267,150	920	670	7	1938	3	5376	No	No	9422 20TH AVE NE
6	510140	7020	8/25/04	\$360,000	930	290	7	1946	4	7728	No	No	10219 23RD AVE NE
6	288770	0160	4/1/04	\$346,000	930	500	7	1927	4	3800	No	No	8233 16TH AVE NE
6	890100	0764	8/16/05	\$349,000	940	120	7	1945	3	9420	No	No	1715 NE 110TH ST
6	802420	1620	4/10/06	\$412,500	950	930	7	1949	4	7600	No	No	1557 NE 100TH ST
6	510140	2649	7/29/05	\$298,000	950	0	7	1950	3	8064	Yes	No	9119 17TH AVE NE
6	743450	0075	5/19/06	\$382,000	960	0	7	1941	4	6700	No	No	1230 NE 103RD ST
6	510140	8730	7/10/06	\$364,000	960	0	7	1971	4	5376	No	No	10310 8TH AVE NE
6	326530	0305	5/24/05	\$345,000	960	0	7	1931	4	5460	No	No	9703 20TH AVE NE
6	147220	0125	12/20/04	\$335,000	960	500	7	1978	3	6060	No	No	10616 ROOSEVELT WAY NE
6	326530	0305	8/23/04	\$279,000	960	0	7	1931	4	5460	No	No	9703 20TH AVE NE
6	147220	0130	5/27/04	\$259,000	960	960	7	1978	3	6240	No	No	10606 ROOSEVELT WAY NE
6	510140	0925	11/1/05	\$390,000	970	450	7	1928	4	5936	No	No	8624 15TH AVE NE
6	288770	0060	9/19/05	\$330,000	970	480	7	1960	4	2700	Yes	No	8224 15TH AVE NE
6	510140	4047	10/10/05	\$381,000	980	330	7	1940	3	5350	No	No	9222 15TH AVE NE
6	510140	0985	10/11/05	\$400,000	980	490	7	1942	4	6380	No	No	1541 NE 88TH ST
6	802420	1750	10/26/06	\$399,950	980	300	7	1950	4	6350	Yes	No	1515 NE 98TH ST
6	510140	4926	10/2/06	\$341,000	990	280	7	1946	3	14868	No	No	9514 20TH AVE NE
6	288770	0055	5/25/04	\$301,000	1000	0	7	1929	4	2700	No	No	8228 15TH AVE NE
6	510140	2356	3/22/05	\$400,000	1010	0	7	1946	4	7728	No	No	9008 17TH AVE NE
6	890100	0269	11/7/06	\$435,000	1020	0	7	1947	4	12719	No	No	10721 17TH AVE NE

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**Area 7**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	890100	1438	6/22/05	\$335,000	1020	0	7	1947	4	6000	No	No	2024 NE 107TH ST
6	510140	2391	8/24/05	\$440,000	1040	360	7	1946	4	8700	No	No	1728 NE 90TH ST
6	510140	2232	7/21/05	\$428,000	1040	850	7	1941	4	6380	No	No	1720 NE 89TH ST
6	510140	2292	5/21/04	\$412,000	1040	450	7	1952	3	12760	No	No	1528 NE 89TH ST
6	802420	2135	8/17/05	\$410,000	1050	0	7	1992	3	7620	No	No	1525 NE 96TH ST
6	510140	5945	11/18/05	\$365,000	1050	600	7	1947	4	6930	No	No	2316 NE 102ND ST
6	890200	0175	4/18/06	\$400,000	1060	200	7	1940	5	11479	No	No	10829 24TH AVE NE
6	510140	7635	8/1/06	\$360,000	1060	0	7	1941	4	6400	No	No	10418 20TH AVE NE
6	890100	0220	5/18/06	\$369,950	1070	400	7	1942	3	11775	No	No	1511 NE NORTHGATE WAY
6	890200	0063	5/11/06	\$420,000	1080	1040	7	1953	3	7643	Yes	No	10508 VICTORY LN NE
6	510140	5820	4/11/05	\$337,000	1080	0	7	1949	3	7250	No	No	2110 NE 100TH ST
6	510140	5824	11/28/05	\$293,160	1080	0	7	1949	3	7250	No	No	2114 NE 100TH ST
6	510140	7800	7/31/06	\$490,000	1090	300	7	1946	4	5376	No	No	10417 20TH AVE NE
6	802420	2392	8/13/04	\$338,000	1100	470	7	1982	3	5103	No	No	1818 NE 96TH ST
6	510140	7350	7/1/04	\$327,000	1120	0	7	1946	4	8624	No	No	10314 20TH AVE NE
6	510140	7510	12/21/04	\$350,000	1120	500	7	1972	3	6336	No	No	2316 NE 103RD ST
6	116000	0235	8/9/04	\$287,400	1120	0	7	1942	4	6832	No	No	10828 12TH AVE NE
6	510140	1767	5/11/06	\$464,950	1130	0	7	1941	4	7250	No	No	1528 NE 88TH ST
6	510140	5008	4/10/06	\$352,400	1130	0	7	1950	3	5376	No	No	9608 20TH AVE NE
6	510140	5036	3/18/04	\$311,200	1130	400	7	1941	4	8000	No	No	2035 NE 97TH ST
6	147220	0055	9/22/04	\$250,000	1130	0	7	1960	4	6901	No	No	1026 NE 105TH ST
6	510140	8564	6/25/05	\$370,000	1140	100	7	1908	5	8564	No	No	10401 ROOSEVELT WAY NE
6	510140	4162	9/19/05	\$380,000	1160	0	7	1996	3	5376	No	No	9209 20TH AVE NE
6	510140	1801	9/21/04	\$375,000	1160	570	7	1939	3	5376	No	No	1575 NE 89TH ST
6	890100	1366	10/17/05	\$389,000	1170	0	7	1982	3	7498	No	No	10722 20TH AVE NE
6	743450	0225	1/26/05	\$361,705	1170	0	7	1948	4	6650	No	No	1241 NE 104TH ST
6	890200	0087	1/27/06	\$340,000	1170	360	7	1978	3	8089	No	No	10551 24TH AVE NE
6	890200	0087	11/25/04	\$305,000	1170	360	7	1978	3	8089	No	No	10551 24TH AVE NE
6	510140	4059	5/2/06	\$420,000	1180	200	7	1944	4	6380	No	No	1522 NE 92ND ST
6	292604	9521	3/29/05	\$375,000	1180	550	7	1983	3	7206	No	No	1012 A NE 105TH ST
6	510140	2403	3/9/06	\$380,000	1180	1180	7	1946	4	6610	No	No	9019 20TH AVE NE
6	510140	4035	3/9/04	\$277,000	1180	220	7	1940	3	6598	No	No	9204 15TH AVE NE

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**Area 7**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	510140	2352	11/10/05	\$331,000	1180	120	7	1946	4	6496	No	No	9020 17TH AVE NE
6	510140	7285	4/12/05	\$340,000	1190	1070	7	1947	4	6935	No	No	1737 NE 104TH ST
6	802420	1985	10/18/04	\$301,000	1190	200	7	1928	4	5080	No	No	1525 NE 97TH ST
6	510140	7580	4/12/06	\$379,950	1210	150	7	1953	3	4356	No	No	2338 NE 103RD ST
6	510140	7580	1/19/06	\$272,000	1210	150	7	1953	3	4356	No	No	2338 NE 103RD ST
6	510140	8670	7/15/05	\$375,000	1220	700	7	1978	3	4998	No	No	10308 ROOSEVELT WAY NE
6	116000	0215	11/15/05	\$275,000	1220	0	7	1949	3	7200	No	No	1215 NE NORTHGATE WAY
6	292604	9527	11/19/04	\$336,999	1220	730	7	1983	4	7200	No	No	1000 NE 105TH ST
6	116000	0140	1/13/04	\$339,950	1220	1070	7	1949	4	6696	No	No	10834 11TH AVE NE
6	890200	0068	10/5/05	\$410,000	1230	280	7	1973	3	7066	Yes	No	10516 VICTORY LN NE
6	510140	4138	3/30/06	\$325,000	1230	0	7	1970	3	6380	No	No	1720 NE 92ND ST
6	802420	2360	4/12/05	\$357,000	1240	0	7	1925	3	10080	No	No	1717 NE 97TH ST
6	802420	2046	11/15/04	\$411,000	1240	630	7	1959	3	6731	Yes	No	1538 NE 96TH ST
6	890100	0855	10/24/06	\$359,950	1250	0	7	1941	4	6000	No	No	1908 NE 107TH ST
6	510140	2640	6/2/06	\$450,000	1250	1250	7	1970	3	7975	Yes	No	1547 NE 92ND ST
6	802420	2080	4/25/06	\$336,000	1250	140	7	1932	4	6350	No	No	1516 NE 96TH ST
6	890150	0145	6/3/05	\$475,000	1270	460	7	1940	4	7500	No	No	1916 NE 105TH ST
6	864150	0005	8/2/05	\$321,500	1270	0	7	1991	3	3360	No	No	9128 20TH AVE NE
6	116000	0185	6/17/05	\$406,500	1270	900	7	1947	4	7800	No	No	10823 12TH AVE NE
6	116000	0185	1/23/04	\$329,000	1270	900	7	1947	4	7800	No	No	10823 12TH AVE NE
6	510140	8516	9/24/04	\$324,950	1280	150	7	1977	3	5945	No	No	818 NE 104TH ST
6	743450	0235	8/23/05	\$350,000	1290	0	7	1946	4	7714	No	No	1245 NE 104TH ST
6	890100	0035	5/18/05	\$323,750	1290	400	7	1942	4	8925	No	No	1537 NE ELSHIN PL
6	510140	7145	4/15/05	\$505,000	1300	520	7	1948	4	19140	No	No	1744 NE 102ND ST
6	510140	4920	10/21/05	\$440,000	1310	790	7	1995	3	5060	No	No	2021 NE 96TH ST
6	510140	4935	3/10/04	\$288,000	1320	0	7	1977	3	10400	No	No	9512 20TH AVE NE
6	510140	5941	4/13/04	\$347,000	1320	900	7	1996	3	5567	No	No	2320 NE 102ND ST
6	510140	2318	4/7/04	\$326,000	1320	0	7	1938	4	7840	Yes	No	9001 17TH AVE NE
6	288770	0430	8/9/06	\$504,000	1330	0	7	1927	4	3800	No	No	8243 17TH AVE NE
6	890200	0064	9/27/05	\$389,500	1330	800	7	1953	3	7646	Yes	No	10502 VICTORY LN NE
6	802420	1870	7/15/04	\$290,000	1330	1110	7	1918	4	5080	No	No	1532 NE 97TH ST
6	890200	0241	10/6/06	\$425,000	1350	1130	7	1941	4	11200	No	No	10808 24TH AVE NE

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**Area 7**  
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6	510140	8629	9/8/05	\$439,950	1350	640	7	1996	3	5077	No	No	1222 NE 104TH ST
6	802420	1659	5/27/05	\$400,000	1350	470	7	1942	4	8008	No	No	1538 NE 98TH ST
6	864150	0345	3/6/06	\$380,000	1360	0	7	1989	3	3120	No	No	9010 20TH AVE NE
6	510140	8685	6/28/04	\$372,000	1360	500	7	1965	4	6525	No	No	1023 NE 104TH ST
6	890100	0907	10/18/06	\$425,000	1370	170	7	1947	4	6000	No	No	10748 19TH AVE NE
6	890100	0763	10/27/05	\$420,000	1370	930	7	2002	3	8000	No	No	10754 17TH AVE NE
6	890100	0763	2/26/04	\$359,000	1370	930	7	2002	3	8000	No	No	10754 17TH AVE NE
6	116000	0405	3/23/04	\$377,870	1370	930	7	2004	3	8160	No	No	10745 15TH AVE NE
6	326530	0155	9/20/06	\$444,995	1380	600	7	1962	4	7250	No	No	1710 NE 98TH ST
6	510140	2376	6/24/04	\$323,000	1390	580	7	1946	3	8845	No	No	1714 NE 90TH ST
6	510140	2374	4/27/04	\$380,000	1410	640	7	1946	5	6815	No	No	1718 NE 90TH ST
6	292604	9125	10/11/06	\$429,500	1420	0	7	1983	3	7520	No	No	816 NE 105TH ST
6	510140	8550	6/10/04	\$380,000	1430	1070	7	1991	4	6840	No	No	10419 ROOSEVELT WAY NE
6	510140	1885	7/19/05	\$425,000	1440	200	7	1987	3	4785	No	No	1712 NE 88TH ST
6	741120	0030	11/17/04	\$371,000	1450	540	7	1937	3	7475	No	No	8515 17TH PL NE
6	510140	4902	12/16/05	\$429,000	1460	0	7	1940	4	9408	No	No	9524 20TH AVE NE
6	890100	0940	11/14/05	\$482,500	1460	670	7	1941	5	6515	No	No	10747 20TH AVE NE
6	864150	0030	9/5/04	\$297,500	1460	0	7	1993	3	3120	No	No	9112 20TH AVE NE
6	510140	2320	6/13/06	\$464,500	1500	0	7	1938	4	6370	Yes	No	9007 17TH AVE NE
6	288770	0451	10/12/05	\$570,000	1510	890	7	1928	4	5035	No	No	8257 17TH AVE NE
6	116000	0205	6/22/06	\$379,950	1520	430	7	1951	3	6900	No	No	10849 12TH AVE NE
6	510140	4164	11/19/04	\$390,000	1540	0	7	1942	5	5376	No	No	9207 20TH AVE NE
6	510140	4104	3/8/06	\$455,000	1550	0	7	1984	3	6380	No	No	1538 NE 92ND ST
6	510140	4104	9/20/04	\$371,395	1550	0	7	1984	3	6380	No	No	1538 NE 92ND ST
6	510140	8736	8/12/05	\$397,500	1560	0	7	1979	3	5220	No	No	817 NE 104TH ST
6	890200	0160	3/25/04	\$355,000	1580	0	7	1939	4	10396	No	No	10944 23RD AVE NE
6	510140	2588	2/20/04	\$320,000	1580	0	7	1970	3	5328	No	No	9151 20TH AVE NE
6	510140	2600	11/16/04	\$357,500	1590	640	7	1951	3	4926	Yes	No	1511 NE 92ND ST
6	743450	0205	4/12/06	\$550,000	1610	0	7	1935	4	10179	No	No	1225 NE 104TH ST
6	288770	0045	1/28/04	\$418,500	1640	740	7	1924	5	4050	Yes	No	8234 15TH AVE NE
6	743450	0035	9/21/05	\$465,000	1670	0	7	2001	3	3069	No	No	10307 15TH AVE NE
6	510040	0300	1/15/04	\$331,500	1690	0	7	1974	3	6160	No	No	8502 17TH AVE NE

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6	288770	0011	1/5/06	\$527,000	1700	0	7	1925	5	3600	No	No	8250 15TH AVE NE
6	890100	0963	5/26/04	\$375,000	1700	0	7	1987	3	7201	No	No	10723 20TH AVE NE
6	288770	0091	7/22/04	\$371,000	1750	0	7	1925	3	3600	No	No	8204 15TH AVE NE
6	510140	7750	10/6/04	\$389,950	1760	600	7	1947	4	6525	No	No	1725 NE 105TH ST
6	890100	0205	8/6/04	\$409,990	1770	0	7	1993	3	8190	No	No	10734 15TH AVE NE
6	510140	8748	9/1/05	\$345,000	1780	0	7	1948	3	9570	No	No	827 NE 104TH ST
6	890100	0265	8/22/05	\$539,000	1800	360	7	1940	5	13135	No	No	10725 17TH AVE NE
6	510140	2358	3/21/05	\$510,000	1830	1830	7	1946	4	7720	Yes	No	1708 NE 90TH ST
6	510140	2201	6/3/04	\$300,000	1930	0	7	1914	3	10560	No	No	8902 20TH AVE NE
6	557720	0285	11/3/05	\$464,300	1960	1100	7	1962	4	8494	No	No	1527 NE 103RD ST
6	890100	0870	9/14/05	\$465,000	2020	0	7	1952	4	15000	No	No	10710 19TH AVE NE
6	802420	2165	8/18/05	\$500,000	970	1270	8	1957	4	7772	No	No	1554 NE 95TH ST
6	288770	0151	6/29/05	\$366,500	1010	570	8	1948	3	3800	No	No	8229 16TH AVE NE
6	890100	0895	12/7/06	\$370,000	1010	280	8	1940	4	11000	No	No	10732 19TH AVE NE
6	802420	1855	7/30/04	\$380,000	1060	200	8	1962	3	7084	No	No	1546 NE 97TH ST
6	116000	0220	11/30/05	\$324,800	1100	430	8	1947	4	6720	No	No	10755 14TH AVE NE
6	510140	2286	8/14/06	\$603,500	1130	1130	8	1952	3	9570	Yes	No	1529 NE 90TH ST
6	510140	2276	2/1/04	\$330,000	1130	800	8	1959	3	6720	No	No	8914 15TH AVE NE
6	890100	0009	11/20/06	\$499,950	1140	450	8	1941	4	9209	No	No	10537 17TH AVE NE
6	147220	0005	8/9/05	\$407,000	1160	760	8	1956	3	7072	No	No	10502 11TH AVE NE
6	147220	0025	2/24/04	\$332,000	1160	570	8	1956	4	6298	No	No	10530 11TH AVE NE
6	802420	2335	9/26/05	\$469,000	1200	1200	8	1956	4	6480	No	No	9508 17TH AVE NE
6	116000	0245	8/22/06	\$415,000	1220	0	8	1947	3	6480	No	No	10733 14TH AVE NE
6	326530	0165	10/11/04	\$425,000	1220	1220	8	1951	3	8990	No	No	1718 NE 98TH ST
6	510140	8603	10/16/06	\$400,500	1230	0	8	1957	4	6319	No	No	10417 11TH AVE NE
6	147220	0086	7/21/04	\$326,500	1230	460	8	1956	3	6767	No	No	1057 NE 106TH ST
6	510140	8636	10/4/05	\$430,000	1250	300	8	1962	4	9350	No	No	1235 NE 105TH ST
6	510140	8616	10/18/05	\$478,000	1260	310	8	1954	3	6048	No	No	10408 12TH AVE NE
6	116000	0295	8/25/04	\$390,000	1270	600	8	1947	3	7680	No	No	10701 14TH AVE NE
6	288770	0115	4/5/05	\$375,800	1290	0	8	1929	3	3800	No	No	8209 16TH AVE NE
6	510140	8602	5/10/05	\$399,000	1290	700	8	1956	4	6497	No	No	10421 11TH AVE NE
6	890100	1410	4/5/04	\$299,950	1290	0	8	1953	3	6000	No	No	10811 23RD AVE NE

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**Area 7**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	510140	7655	10/24/05	\$423,000	1300	720	8	1946	4	9570	No	No	2026 NE 104TH ST
6	116000	0160	4/10/05	\$460,000	1310	1220	8	1948	4	14279	No	No	10808 11TH AVE NE
6	510140	4446	9/24/04	\$384,000	1310	700	8	1959	4	7104	No	No	9425 17TH AVE NE
6	116000	0095	9/12/06	\$599,000	1320	1320	8	1948	5	11808	No	No	1019 NE 108TH ST
6	116000	0095	4/6/04	\$420,000	1320	1320	8	1948	5	11808	No	No	1019 NE 108TH ST
6	292604	9422	3/21/06	\$455,000	1340	300	8	1946	3	7375	No	No	10526 9TH AVE NE
6	890150	0060	7/14/05	\$649,950	1360	1360	8	1938	5	7458	No	No	1746 NE 106TH ST
6	288770	0416	6/27/06	\$410,501	1370	0	8	1954	4	5225	No	No	8233 17TH AVE NE
6	890200	0073	1/26/05	\$400,000	1390	800	8	1950	3	8254	Yes	No	10522 VICTORY LN NE
6	510140	2308	9/12/06	\$527,500	1400	0	8	1951	3	7280	No	No	8903 17TH AVE NE
6	890100	1415	6/5/06	\$613,000	1400	0	8	1933	4	15000	No	No	10805 23RD AVE NE
6	802420	2336	7/1/04	\$368,500	1400	1400	8	1955	3	7236	No	No	9502 17TH AVE NE
6	890200	0020	11/8/04	\$465,000	1430	1000	8	1939	4	18699	No	No	10516 23RD AVE NE
6	802420	2156	9/9/05	\$484,500	1440	750	8	1963	4	5600	No	No	1545 NE 96TH ST
6	292604	9406	6/28/04	\$379,950	1450	1350	8	1970	3	7198	No	No	10520 9TH AVE NE
6	510140	1798	10/13/04	\$455,000	1450	0	8	1928	4	5376	Yes	No	8825 17TH AVE NE
6	802420	2230	10/26/05	\$470,000	1460	1300	8	1953	3	9000	No	No	1504 NE 95TH ST
6	890350	0129	7/14/06	\$386,000	1460	0	8	1948	3	7200	No	No	2307 NE 105TH ST
6	741120	0010	10/21/04	\$510,000	1460	400	8	1930	4	5832	Yes	No	8519 17TH AVE NE
6	802420	2155	2/22/05	\$316,000	1470	400	8	1964	3	5600	No	No	1543 NE 96TH ST
6	510140	2296	6/21/05	\$441,000	1490	300	8	1955	3	7830	No	No	1545 NE 90TH ST
6	288770	0185	2/11/04	\$382,500	1500	250	8	1930	3	5700	No	No	8249 16TH AVE NE
6	890100	0110	6/30/05	\$440,000	1520	0	8	1940	4	10692	No	No	10619 17TH AVE NE
6	510140	5703	10/4/06	\$478,500	1520	690	8	1959	4	6400	No	No	1914 NE 100TH ST
6	510140	5703	3/8/05	\$354,150	1520	690	8	1959	4	6400	No	No	1914 NE 100TH ST
6	802420	1845	8/24/05	\$505,000	1540	470	8	1972	4	6240	No	No	9707 17TH AVE NE
6	802420	1857	12/15/04	\$382,000	1570	440	8	1993	3	5045	No	No	1540 NE 97TH ST
6	510140	8549	10/24/06	\$520,000	1590	0	8	1925	4	8550	No	No	10425 ROOSEVELT WAY NE
6	510140	5915	9/21/04	\$400,000	1620	0	8	1958	4	6579	No	No	2325 NE 103RD ST
6	890200	0131	8/24/06	\$550,000	1700	800	8	1960	5	7201	No	No	10723 24TH AVE NE
6	292604	9383	6/22/05	\$375,000	1750	0	8	1957	3	16100	No	No	1421 NE 106TH ST
6	510140	2324	10/18/04	\$510,000	1780	220	8	1938	3	14500	Yes	No	1540 NE 90TH ST

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6	890100	1525	10/11/05	\$429,950	1840	0	8	1942	4	7698	No	No	10527 23RD AVE NE
6	510140	5330	5/26/06	\$415,000	1880	0	8	1952	3	29000	No	No	2015 NE 100TH ST
6	292604	9377	6/30/04	\$540,000	1930	1570	8	1955	4	23370	No	No	1228 NE 105TH PL
6	510140	4918	5/4/06	\$529,000	2270	0	8	2001	3	6135	No	No	2019 NE 96TH ST
6	510140	2279	4/28/05	\$507,150	2290	0	8	1998	3	5000	No	No	1500 NE 89TH ST
6	326530	0005	7/26/05	\$685,000	2410	600	8	2004	3	6600	No	No	9803 19TH AVE NE
6	510140	8731	8/24/05	\$547,500	2220	0	9	2005	3	5413	No	No	10306 8TH AVE NE
6	510140	8732	9/13/05	\$564,950	2230	0	9	2005	3	5413	No	No	802 NE 103RD ST
6	510140	7286	1/26/06	\$546,000	2280	0	9	2005	3	5926	No	No	1733 NE 104TH ST
6	802420	1670	2/1/06	\$579,000	2350	630	9	2005	3	5008	Yes	No	1534 NE 98TH ST
7	246440	0275	10/4/05	\$341,000	650	580	6	1925	4	2790	No	No	7805 8TH AVE NE
7	287860	0610	10/27/05	\$420,000	1120	90	6	1908	5	3060	No	No	529 NE 83RD ST
7	373590	0065	3/3/04	\$288,500	770	0	7	1924	3	4590	No	No	823 NE 85TH ST
7	206110	0195	2/28/06	\$356,000	790	0	7	1926	4	3720	No	No	409 NE 85TH ST
7	913710	0231	7/5/06	\$445,000	800	220	7	1915	4	5565	Yes	No	634 NE BANNER PL
7	772060	0065	12/13/06	\$514,000	810	810	7	1925	4	4092	No	No	7911 5TH AVE NE
7	246440	0175	8/14/06	\$465,000	810	200	7	1924	4	2910	No	No	542 NE 79TH ST
7	246440	0175	8/19/05	\$420,000	810	200	7	1924	4	2910	No	No	542 NE 79TH ST
7	860490	0195	9/1/04	\$316,000	810	810	7	1927	4	4995	No	No	8008 ROOSEVELT WAY NE
7	772060	0075	7/19/05	\$315,000	840	0	7	1925	4	3024	No	No	7921 5TH AVE NE
7	246440	0180	7/14/06	\$383,000	860	0	7	1907	4	2910	No	No	538 NE 79TH ST
7	287860	1290	6/1/05	\$415,000	860	0	7	1926	4	3060	No	No	525 NE 81ST ST
7	287860	1425	9/27/04	\$360,000	900	0	7	1908	4	5100	No	No	547 NE 81ST ST
7	688480	0435	7/15/04	\$460,000	910	680	7	1923	5	3880	No	No	8041 BROOKLYN AVE NE
7	860490	0135	2/3/04	\$343,000	920	0	7	1923	4	4720	No	No	8118 ROOSEVELT WAY NE
7	297980	1215	7/18/06	\$421,950	930	0	7	1924	4	4120	No	No	7514 9TH AVE NE
7	246440	0515	5/11/05	\$335,000	960	0	7	1926	3	2820	No	No	811 NE 80TH ST
7	297980	0645	6/14/05	\$385,000	960	0	7	1925	4	4375	No	No	7825 11TH AVE NE
7	246440	0385	11/22/05	\$420,000	970	0	7	1989	3	2910	Yes	No	518 NE 78TH ST
7	614870	0030	8/20/04	\$450,000	970	970	7	1941	4	5700	No	No	8240 14TH AVE NE
7	206110	0550	4/8/04	\$360,000	980	0	7	1928	3	4960	Yes	No	8228 2ND AVE NE
7	246440	0130	4/26/04	\$379,950	1010	0	7	1908	5	5820	No	No	549 NE 80TH ST

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7	688480	0020	4/19/06	\$380,000	1020	200	7	1924	3	4275	No	No	8047 15TH AVE NE
7	287860	0540	5/23/06	\$430,000	1050	0	7	2000	3	5400	No	No	8208 5TH AVE NE
7	860490	0275	7/15/04	\$379,000	1060	1060	7	1941	4	5000	No	No	8037 12TH AVE NE
7	287860	0070	8/18/06	\$539,900	1080	370	7	1926	4	4590	No	No	522 NE 84TH ST
7	246440	0285	7/14/05	\$444,000	1110	480	7	1984	3	2910	No	No	616 NE 78TH ST
7	246440	0335	8/4/05	\$491,500	1130	760	7	1909	5	2910	Yes	No	511 NE 79TH ST
7	860490	0155	11/16/06	\$380,000	1130	350	7	1926	4	4715	No	No	8104 ROOSEVELT WAY NE
7	614870	0115	2/25/05	\$410,000	1140	0	7	1924	4	4560	No	No	8209 15TH AVE NE
7	688480	0315	6/29/05	\$430,000	1140	200	7	1925	4	3800	No	No	8010 BROOKLYN AVE NE
7	246440	0300	2/22/05	\$450,000	1150	500	7	1925	5	3880	No	No	608 NE 78TH ST
7	246440	0300	9/3/04	\$350,000	1150	500	7	1925	5	3880	No	No	608 NE 78TH ST
7	246440	0845	5/15/06	\$478,000	1180	0	7	1991	3	6120	Yes	No	843 NE 78TH ST
7	297980	1235	11/14/06	\$480,000	1190	0	7	1925	4	4120	No	No	7522 9TH AVE NE
7	287860	1035	3/24/06	\$435,000	1210	0	7	1925	3	4590	No	No	538 NE 81ST ST
7	373590	1590	12/12/05	\$355,000	1240	0	7	1926	3	4080	No	No	810 NE 80TH ST
7	913710	0341	7/13/05	\$300,000	1250	0	7	1915	3	3135	No	No	619 NE 75TH ST
7	287860	0635	4/29/05	\$439,950	1260	0	7	1907	5	3060	No	No	520 NE 82ND ST
7	373590	1520	3/16/04	\$360,000	1270	0	7	1941	3	4590	No	No	834 NE 80TH ST
7	206110	0555	6/12/06	\$450,000	1280	0	7	1928	3	4960	Yes	No	8232 2ND AVE NE
7	373590	0125	9/12/06	\$420,000	1280	0	7	1941	4	4080	No	No	847 NE 85TH ST
7	287860	1335	4/26/04	\$349,950	1290	0	7	1926	4	3737	No	No	514 NE 80TH ST
7	246440	0662	10/29/04	\$379,650	1300	1300	7	1979	3	5820	No	No	848 NE 79TH ST
7	287860	0925	6/9/05	\$432,500	1310	0	7	1926	4	3280	No	No	8111 8TH AVE NE
7	206110	0225	3/9/05	\$445,000	1320	280	7	1941	3	6200	No	No	8255 4TH AVE NE
7	688480	0305	11/17/05	\$354,500	1320	0	7	1927	4	3440	No	No	1306 NE 80TH ST
7	688480	0350	5/22/06	\$480,000	1330	0	7	1925	5	4275	No	No	8028 BROOKLYN AVE NE
7	373590	0910	11/15/04	\$389,000	1340	700	7	1926	4	4080	No	No	848 NE 82ND ST
7	297980	1350	9/24/04	\$275,000	1340	0	7	1925	3	4615	No	No	7525 9TH AVE NE
7	287860	1050	2/23/06	\$540,000	1350	290	7	1926	4	6120	No	No	534 NE 81ST ST
7	297980	0615	9/13/04	\$417,000	1350	950	7	1924	4	5250	No	No	7815 11TH AVE NE
7	287860	1065	10/27/06	\$544,000	1360	0	7	1927	4	4275	No	No	503 NE 82ND ST
7	297980	1120	4/6/05	\$419,500	1360	700	7	1980	3	4000	No	No	7533 ROOSEVELT WAY NE

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7	287860	0420	2/2/04	\$414,000	1360	860	7	1928	4	4080	No	No	511 NE 84TH ST
7	688480	0365	7/1/04	\$400,000	1370	0	7	1929	4	3800	No	No	8036 BROOKLYN AVE NE
7	373590	0635	7/13/05	\$468,500	1390	140	7	1928	4	3080	No	No	8306 8TH AVE NE
7	206110	0255	3/7/05	\$369,000	1390	0	7	1919	5	7440	No	No	8237 4TH AVE NE
7	354440	0315	5/17/05	\$439,900	1400	0	7	1927	5	5100	No	No	414 NE 81ST ST
7	373590	0680	5/19/04	\$432,100	1400	300	7	1927	4	4080	No	No	820 NE 83RD ST
7	373590	1335	11/3/04	\$437,612	1460	280	7	1927	4	3060	No	No	816 NE 81ST ST
7	287860	1365	2/24/04	\$323,000	1460	0	7	1926	3	4400	No	No	8002 5TH AVE NE
7	913710	0261	2/25/05	\$502,500	1480	0	7	1910	5	5400	Yes	No	819 NE 75TH ST
7	354440	0326	5/6/04	\$376,000	1480	400	7	1928	4	3022	No	No	8111 5TH AVE NE
7	287860	1305	3/2/05	\$455,320	1490	300	7	1926	5	4080	No	No	524 NE 80TH ST
7	287860	0430	9/19/06	\$650,000	1520	600	7	1927	5	4080	No	No	515 NE 84TH ST
7	206110	0515	8/16/05	\$406,950	1520	400	7	1911	4	3720	Yes	No	8210 2ND AVE NE
7	287860	0845	5/25/05	\$450,000	1540	880	7	1926	4	4080	No	No	538 NE 82ND ST
7	297980	1140	3/5/04	\$341,000	1550	450	7	1927	4	4000	No	No	7525 ROOSEVELT WAY NE
7	373590	0550	12/5/06	\$550,000	1560	290	7	1922	4	4080	No	No	834 NE 83RD ST
7	287860	1240	3/3/05	\$450,000	1590	0	7	1926	4	4080	No	No	511 NE 81ST ST
7	287860	0050	9/13/05	\$499,000	1590	750	7	1949	4	6120	No	No	527 NE 85TH ST
7	297980	0695	3/22/05	\$380,000	1600	0	7	1922	4	3600	No	No	7843 11TH AVE NE
7	287860	0655	6/15/05	\$580,000	1620	0	7	1929	4	2640	No	No	510 NE 82ND ST
7	297980	0545	6/12/06	\$535,000	1640	400	7	1925	4	4320	No	No	7820 ROOSEVELT WAY NE
7	772060	0095	12/2/04	\$372,500	1670	0	7	1930	5	4982	Yes	No	7744 4TH AVE NE
7	614870	0125	1/26/05	\$398,914	1700	190	7	1925	4	5130	No	No	8215 15TH AVE NE
7	913710	0305	9/23/04	\$426,000	1730	0	7	1991	3	6000	Yes	No	626 NE BANNER PL
7	297980	0865	6/15/05	\$395,000	1730	0	7	1924	4	4320	No	No	7556 ROOSEVELT WAY NE
7	354440	0150	3/14/06	\$436,000	1740	0	7	1928	3	4020	Yes	No	8102 LATONA AVE NE
7	297980	1105	11/9/04	\$419,000	1740	0	7	1924	4	4700	No	No	7543 ROOSEVELT WAY NE
7	373590	0085	9/24/04	\$438,650	1760	650	7	1927	4	4080	No	No	831 NE 85TH ST
7	206110	0380	5/6/04	\$469,000	1790	220	7	1952	3	7440	Yes	No	8250 LATONA AVE NE
7	860490	0285	8/11/06	\$415,000	1790	140	7	1916	4	5375	No	No	8047 12TH AVE NE
7	287860	1085	6/22/06	\$480,000	1900	0	7	1927	3	3774	No	No	509 NE 82ND ST
7	373590	1260	6/15/04	\$485,000	2140	620	7	1925	5	4680	No	No	8103 ROOSEVELT WAY NE

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7	246440	0865	2/14/04	\$435,000	2150	250	7	1925	5	5000	No	No	7565 ROOSEVELT WAY NE
7	772060	0090	4/28/04	\$514,900	2180	0	7	1995	3	8060	Yes	No	7748 4TH AVE NE
7	246440	0230	11/4/05	\$500,000	2180	0	7	1910	3	5820	No	No	549 NE 79TH ST
7	206110	0491	6/9/06	\$460,000	1180	240	8	1937	4	5022	Yes	No	216 NE 82ND ST
7	206110	0490	11/9/04	\$445,000	1190	0	8	1937	4	5022	Yes	No	222 NE 82ND ST
7	246440	0500	8/23/06	\$431,000	1210	670	8	1931	3	2700	No	No	7912 8TH AVE NE
7	688480	0405	6/21/05	\$469,000	1230	0	8	1928	4	3082	No	No	8055 BROOKLYN AVE NE
7	287860	1060	7/17/06	\$530,000	1250	300	8	1930	5	3375	No	No	8112 5TH AVE NE
7	287860	1060	3/31/05	\$439,200	1250	300	8	1930	5	3375	No	No	8112 5TH AVE NE
7	246440	0110	8/10/04	\$385,000	1280	340	8	1929	4	3880	No	No	535 NE 80TH ST
7	354490	0095	7/21/06	\$595,000	1400	820	8	1929	4	5100	Yes	No	406 NE 80TH ST
7	354490	0116	1/22/04	\$429,000	1460	790	8	1931	5	3900	No	No	8012 4TH AVE NE
7	246440	0495	11/29/06	\$695,000	1510	630	8	1925	5	5118	Yes	No	623 NE 78TH ST
7	246440	0495	9/15/05	\$649,000	1510	630	8	1925	5	5118	Yes	No	623 NE 78TH ST
7	373590	1160	5/17/04	\$425,000	1510	800	8	1929	4	4080	No	No	843 NE 82ND ST
7	246440	0006	7/30/04	\$424,000	1540	0	8	1929	4	3025	No	No	7920 5TH AVE NE
7	287860	0675	3/13/06	\$579,000	1630	0	8	1932	5	3915	No	No	502 NE 82ND ST
7	297980	0540	1/12/04	\$459,950	1650	1150	8	1928	4	4968	No	No	7822 ROOSEVELT WAY NE
7	354490	0056	10/17/06	\$660,000	1780	820	8	1927	5	4284	No	No	8003 5TH AVE NE
7	246440	0280	12/27/04	\$460,000	1970	880	8	1996	3	2910	No	No	618 NE 78TH ST
7	206110	0465	3/18/05	\$640,000	2030	0	8	1936	4	10416	Yes	No	8219 LATONA AVE NE
7	246440	0160	5/17/04	\$550,000	2080	0	8	1908	5	5820	No	No	552 NE 79TH ST
7	287860	0615	8/17/05	\$460,500	2080	0	8	1992	3	3060	No	No	525 NE 83RD ST
7	373590	1185	5/20/04	\$448,000	2150	200	8	1926	4	4680	No	No	853 NE 82ND ST
7	354390	0055	11/7/06	\$550,000	2320	250	8	1925	4	5000	Yes	No	600 NE 77TH ST
7	354390	0418	5/18/04	\$440,000	1950	0	9	1996	3	4638	Yes	No	601 NE 76TH ST
7	246440	0545	5/22/06	\$735,000	2310	810	9	2006	3	4185	No	No	829 NE 80TH ST
8	322604	9092	4/4/05	\$240,000	520	0	6	1927	3	3000	No	No	8929 5TH AVE NE
8	510040	1457	5/11/05	\$222,500	610	0	6	1946	3	1920	No	No	809 NE 89TH ST
8	199520	0415	9/16/04	\$222,500	640	0	6	1939	3	5712	No	No	339 NE 92ND ST
8	802420	1425	3/21/05	\$358,950	650	600	6	1995	3	5080	No	No	1215 NE 100TH ST
8	510140	6198	10/18/04	\$241,000	650	0	6	1930	4	5376	No	No	1207 NE 103RD ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 7**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	802420	0425	7/7/04	\$265,000	690	360	6	1927	3	4318	No	No	1014 NE 97TH ST
8	510040	3754	8/4/06	\$345,000	720	0	6	1922	5	5510	No	No	828 NE 92ND ST
8	510040	3555	8/3/06	\$250,000	720	340	6	1916	3	4896	No	No	9210 5TH AVE NE
8	437070	0135	7/10/06	\$287,000	730	0	6	1947	4	5159	No	No	8528 1ST AVE NE
8	802420	1430	1/4/06	\$323,500	730	220	6	1926	4	5080	No	No	1219 NE 100TH ST
8	437070	0135	3/1/04	\$220,000	730	0	6	1947	4	5159	No	No	8528 1ST AVE NE
8	510140	5205	5/9/06	\$326,000	780	0	6	1931	4	6380	No	No	532 NE 97TH ST
8	802420	0405	8/24/06	\$300,000	780	170	6	1927	3	4318	No	No	1022 NE 97TH ST
8	510140	6312	2/1/05	\$260,000	820	0	6	1994	3	6432	No	No	10014 12TH AVE NE
8	510040	3501	7/13/04	\$330,000	820	700	6	1926	5	6380	No	No	520 NE 91ST ST
8	510140	3918	4/12/06	\$355,950	840	0	6	1921	4	5376	No	No	9221 12TH AVE NE
8	199520	0200	8/17/04	\$319,000	860	650	6	1940	3	6083	No	No	403 NE 94TH ST
8	510140	5523	11/12/04	\$321,400	940	700	6	1946	4	8064	No	No	9827 8TH AVE NE
8	510040	3214	10/7/04	\$259,900	970	0	6	1953	3	5280	No	No	1246 NE 91ST ST
8	802420	0415	8/25/06	\$294,000	1010	0	6	1927	3	4318	No	No	1018 NE 97TH ST
8	802420	1324	6/24/04	\$321,000	1090	0	6	1920	4	7200	No	No	9713 15TH AVE NE
8	802420	1120	3/24/04	\$279,000	1670	0	6	1941	4	5080	Yes	No	1239 NE 97TH ST
8	322604	9085	7/21/05	\$422,500	640	590	7	2005	3	3760	No	No	8907 5TH AVE NE
8	510140	8893	8/1/06	\$325,000	690	0	7	1942	3	5934	No	No	809 NE 103RD ST
8	510140	8895	6/29/06	\$390,000	700	0	7	1942	3	5934	No	No	815 NE 103RD ST
8	510140	6489	6/1/04	\$341,500	700	700	7	1924	5	6380	No	No	1048 NE 100TH ST
8	510140	6318	1/7/04	\$265,800	720	100	7	1927	3	3816	No	No	1202 NE 100TH ST
8	510140	5226	5/17/04	\$293,000	720	0	7	1940	4	6380	No	No	540 NE 97TH ST
8	322604	9428	5/19/06	\$417,000	740	450	7	1926	4	6160	No	No	8910 LATONA AVE NE
8	510140	5505	3/12/05	\$325,000	750	0	7	1925	4	6380	No	No	553 NE 100TH ST
8	802420	1210	11/29/04	\$339,950	760	0	7	1934	4	5080	No	No	1236 NE 96TH ST
8	510240	0090	5/17/05	\$407,500	770	0	7	1930	3	4800	No	No	9015 8TH AVE NE
8	322604	9457	5/30/06	\$360,000	770	380	7	1943	3	4371	No	No	226 NE 90TH ST
8	199520	0025	3/1/05	\$287,500	770	80	7	1938	3	5220	No	No	9201 5TH AVE NE
8	394690	0100	7/6/06	\$396,000	770	0	7	1945	4	7344	No	No	325 NE 89TH ST
8	510240	0070	4/5/05	\$330,000	770	0	7	1930	3	4080	No	No	547 NE 91ST ST
8	510040	3175	4/7/04	\$262,000	770	0	7	1938	3	6380	No	No	1220 NE 91ST ST

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**Area 7**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	510240	0125	8/2/06	\$480,000	780	650	7	1930	4	7008	No	No	532 NE 90TH ST
8	510040	1153	12/19/06	\$450,000	790	0	7	1932	3	4592	No	No	8618 8TH AVE NE
8	510140	2665	8/17/04	\$265,000	790	0	7	1940	3	4368	No	No	9216 8TH AVE NE
8	802420	1305	9/15/04	\$285,000	790	540	7	1969	4	5111	No	No	1245 NE 98TH ST
8	510040	3789	11/28/06	\$412,000	800	0	7	1924	4	5365	No	No	844 NE 92ND ST
8	510040	3154	10/8/04	\$352,500	800	290	7	1946	4	5376	No	No	9112 12TH AVE NE
8	510040	2777	11/28/05	\$328,122	810	0	7	1950	3	5376	No	No	1051 NE 91ST ST
8	510140	8951	2/13/04	\$308,800	810	800	7	1940	4	7250	No	No	828 NE 102ND ST
8	322604	9096	3/15/04	\$245,000	820	0	7	1927	3	3200	No	No	8925 5TH AVE NE
8	510040	1275	1/31/06	\$358,000	840	0	7	1946	4	4896	No	No	8620 5TH AVE NE
8	510040	1270	7/25/06	\$439,950	850	0	7	1946	4	4896	No	No	505 NE 88TH ST
8	510140	5124	3/10/05	\$391,325	850	600	7	1940	3	6380	No	No	842 NE 96TH ST
8	510040	2305	7/26/06	\$394,900	850	400	7	1941	3	6380	No	No	1240 NE 89TH ST
8	510040	2305	5/18/05	\$355,000	850	400	7	1941	3	6380	No	No	1240 NE 89TH ST
8	510040	4740	4/6/06	\$406,000	870	0	7	1946	3	6018	No	No	9412 5TH AVE NE
8	510040	4740	10/20/05	\$330,000	870	0	7	1946	3	6018	No	No	9412 5TH AVE NE
8	802420	0994	7/28/06	\$390,000	880	620	7	1950	3	5024	No	No	9511 15TH AVE NE
8	802420	0570	12/5/06	\$321,300	880	0	7	1941	3	5504	No	No	9601 12TH AVE NE
8	610840	0060	8/27/04	\$450,000	880	880	7	1941	5	7112	No	No	8544 LATONA AVE NE
8	322604	9211	7/1/06	\$395,000	890	530	7	1941	4	7081	No	No	557 NE 102ND ST
8	802420	0510	7/23/04	\$319,950	890	420	7	1941	3	6350	No	No	1043 NE 97TH ST
8	510040	1714	5/4/04	\$275,000	890	0	7	1951	3	4080	No	No	8821 15TH AVE NE
8	510140	2668	10/26/04	\$291,197	890	0	7	1939	3	4368	No	No	9222 8TH AVE NE
8	510040	3516	5/23/05	\$430,000	900	0	7	1942	4	6380	No	No	549 NE 92ND ST
8	510040	3519	5/25/05	\$405,500	900	0	7	1920	4	6380	No	No	548 NE 91ST ST
8	322604	9272	3/1/04	\$352,000	900	0	7	1951	3	5003	No	No	302 NE 90TH ST
8	510040	2422	10/10/06	\$429,950	910	0	7	1939	3	5376	No	No	8924 8TH AVE NE
8	510140	8947	4/20/05	\$388,800	910	360	7	1940	4	7250	No	No	832 NE 102ND ST
8	802420	0320	9/29/05	\$341,100	910	0	7	1927	4	5016	No	No	1060 NE 97TH ST
8	510140	6195	5/11/04	\$360,000	910	340	7	1941	4	5376	No	No	10220 12TH AVE NE
8	322604	9216	3/30/04	\$292,000	920	920	7	1942	3	6960	No	No	547 NE 102ND ST
8	802420	1470	9/1/04	\$292,500	930	0	7	1926	3	5080	No	No	1251 NE 100TH ST

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**Area 7**  
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8	510140	6522	9/14/04	\$339,000	940	190	7	1946	3	5376	No	No	805 NE 102ND ST
8	510040	4761	7/18/06	\$526,000	950	400	7	1940	4	9570	No	No	524 NE 94TH ST
8	394690	0015	12/27/06	\$399,000	950	0	7	1946	3	5994	No	No	8815 5TH AVE NE
8	510140	6165	6/17/05	\$385,000	950	0	7	1928	4	6380	No	No	1045 NE 103RD ST
8	691470	0130	3/25/04	\$275,000	950	200	7	1940	3	8100	No	No	834 NE 97TH ST
8	510140	4614	3/13/06	\$445,125	960	220	7	1938	4	5760	No	No	9403 12TH AVE NE
8	920600	0125	8/2/06	\$390,000	960	0	7	1918	3	6350	No	No	8525 4TH AVE NE
8	510140	4557	6/2/06	\$444,600	970	450	7	1939	4	6380	No	No	1027 NE 95TH ST
8	510140	4578	10/9/06	\$417,500	970	500	7	1939	3	6380	No	No	1043 NE 95TH ST
8	510140	4563	11/22/05	\$415,000	980	180	7	1939	3	6380	No	No	1035 NE 95TH ST
8	802420	0750	10/20/04	\$391,000	980	0	7	1941	4	6731	No	No	1045 NE 96TH ST
8	199520	0100	5/31/06	\$406,000	980	550	7	1940	5	5712	No	No	224 NE 92ND ST
8	510040	1186	10/7/05	\$342,000	980	250	7	1921	3	7250	No	No	824 NE 86TH ST
8	510040	2734	3/1/04	\$308,450	980	0	7	1942	3	6380	No	No	1019 NE 91ST ST
8	510040	1624	5/3/05	\$401,000	990	0	7	1939	3	5376	No	No	8815 12TH AVE NE
8	510040	3561	12/31/05	\$350,000	990	200	7	1941	4	4896	No	No	9200 5TH AVE NE
8	510140	2700	12/23/04	\$310,000	990	410	7	1941	3	6525	No	No	845 NE 94TH ST
8	510040	1374	1/11/05	\$300,000	990	450	7	1946	3	4896	No	No	8804 5TH AVE NE
8	510040	2396	7/21/06	\$481,000	1000	0	7	1947	4	6720	No	No	1057 NE 90TH ST
8	510040	2396	10/20/04	\$384,000	1000	0	7	1947	4	6720	No	No	1057 NE 90TH ST
8	510040	3172	5/12/05	\$380,000	1000	200	7	1926	4	6563	No	No	1223 NE 92ND ST
8	802420	1015	6/7/04	\$270,000	1000	0	7	1942	3	4826	No	No	1240 NE 95TH ST
8	510140	6118	9/20/04	\$305,000	1010	1010	7	1942	4	4644	No	No	10206 ROOSEVELT WAY NE
8	510040	1324	4/1/05	\$335,000	1010	0	7	1910	3	6380	No	No	539 NE 88TH ST
8	199520	0337	10/24/05	\$331,000	1020	0	7	1942	4	5796	No	No	9110 2ND AVE NE
8	510040	3342	7/2/04	\$379,950	1020	1020	7	1941	4	5376	No	No	9103 12TH AVE NE
8	510140	4856	4/15/05	\$413,000	1030	140	7	1946	3	6742	No	No	815 NE 96TH ST
8	510140	2695	11/1/04	\$380,000	1030	120	7	1941	4	6525	No	No	841 NE 94TH ST
8	510040	2866	6/16/06	\$439,000	1040	300	7	1938	3	6380	No	No	1250 NE 90TH ST
8	437070	0035	5/25/05	\$419,000	1040	560	7	1948	4	5159	No	No	8512 2ND AVE NE
8	920600	0085	2/17/06	\$320,000	1040	0	7	1964	3	4200	No	No	320 NE 85TH ST
8	802420	0910	5/25/06	\$382,000	1050	150	7	1936	4	5201	No	No	1219 NE 96TH ST

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8	510140	4497	6/9/06	\$600,000	1060	1040	7	1939	5	6380	No	No	1238 NE 94TH ST
8	510040	3705	6/21/06	\$440,000	1060	440	7	1988	3	5083	No	No	816 NE 92ND ST
8	802420	0830	3/31/06	\$427,000	1070	1040	7	1941	4	6096	No	No	1036 NE 95TH ST
8	510040	2668	5/26/04	\$350,000	1070	140	7	1940	4	5510	No	No	826 NE 90TH ST
8	227400	0055	3/25/04	\$330,000	1070	250	7	1928	5	5715	No	No	847 NE 96TH ST
8	802420	0272	2/5/04	\$289,950	1070	440	7	1966	3	5080	No	No	1039 NE 98TH ST
8	199520	0190	7/27/05	\$380,000	1080	0	7	1940	4	5712	No	No	359 NE 94TH ST
8	510140	6533	9/27/04	\$349,950	1080	810	7	1947	4	7680	No	No	804 NE 100TH ST
8	510040	2581	7/7/05	\$365,000	1110	0	7	1936	3	6380	No	No	557 NE 90TH ST
8	322604	9232	7/18/06	\$486,500	1120	1120	7	1946	4	6208	No	No	558 NE 100TH ST
8	802420	1336	5/25/04	\$334,000	1120	820	7	1960	3	7080	No	No	9701 15TH AVE NE
8	510040	3187	3/10/04	\$347,000	1120	140	7	1922	4	6380	No	No	1231 NE 92ND ST
8	510040	3354	10/24/06	\$550,000	1130	850	7	1930	5	4859	No	No	9114 8TH AVE NE
8	510040	2644	3/29/06	\$480,000	1130	300	7	1945	3	6380	No	No	822 NE 90TH ST
8	510040	2634	3/9/04	\$366,950	1130	0	7	1945	3	5800	No	No	817 NE 91ST ST
8	510040	1423	6/25/04	\$383,000	1130	400	7	1941	3	6380	No	No	545 NE 89TH ST
8	510040	2644	7/29/05	\$350,000	1130	300	7	1945	3	6380	No	No	822 NE 90TH ST
8	322604	9150	4/11/06	\$456,000	1140	0	7	1959	4	8468	No	No	314 NE 89TH ST
8	510140	6432	10/26/06	\$430,000	1140	0	7	1926	5	6380	No	No	1011 NE 102ND ST
8	691470	0110	4/5/05	\$389,950	1150	200	7	1939	3	6100	No	No	842 NE 97TH ST
8	322604	9237	3/20/06	\$340,000	1160	0	7	1946	3	9450	No	No	8830 1ST AVE NE
8	510040	2638	8/22/04	\$417,500	1160	1160	7	1930	4	6960	No	No	821 NE 91ST ST
8	510040	1075	5/17/04	\$299,950	1160	0	7	1949	4	4896	No	No	1257 NE 88TH ST
8	199520	0285	8/15/06	\$385,000	1170	0	7	1940	4	8160	No	No	320 NE 91ST ST
8	510040	3351	12/7/06	\$450,800	1170	780	7	1930	4	3920	No	No	9116 8TH AVE NE
8	510040	3351	10/20/05	\$430,500	1170	780	7	1930	4	3920	No	No	9116 8TH AVE NE
8	510140	6366	12/14/04	\$340,000	1170	0	7	1929	4	6380	No	No	1230 NE 100TH ST
8	510040	3351	3/15/04	\$339,950	1170	780	7	1930	4	3920	No	No	9116 8TH AVE NE
8	510140	4611	11/13/06	\$415,000	1180	0	7	1938	3	4992	No	No	1050 NE 94TH ST
8	510140	5508	5/11/04	\$320,000	1180	0	7	1943	4	6235	No	No	548 NE 98TH ST
8	322604	9378	5/17/05	\$367,450	1180	300	7	1952	4	6985	Yes	No	8548 2ND AVE NE
8	510140	5077	9/23/05	\$384,000	1190	0	7	1928	3	6380	No	No	817 NE 97TH ST

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8	510040	1345	10/23/06	\$460,000	1190	0	7	1939	4	5376	No	No	8623 8TH AVE NE
8	199520	0185	2/8/06	\$430,000	1200	0	7	1940	5	5712	No	No	353 NE 94TH ST
8	802420	0100	7/13/05	\$317,500	1200	0	7	1946	3	5080	No	No	1055 NE 100TH ST
8	510040	2575	12/6/04	\$405,000	1200	0	7	1936	3	6815	No	No	539 NE 90TH ST
8	510040	1693	10/22/04	\$366,000	1200	0	7	1939	3	5800	No	No	1239 NE 89TH ST
8	802420	0480	3/5/04	\$360,000	1200	740	7	1929	4	5080	No	No	1017 NE 97TH ST
8	510040	4737	8/30/06	\$367,000	1210	0	7	1940	3	4182	No	No	9416 5TH AVE NE
8	510040	0080	10/23/06	\$529,000	1210	600	7	1958	3	6380	No	No	543 NE 86TH ST
8	510040	4737	7/27/05	\$308,000	1210	0	7	1940	3	4182	No	No	9416 5TH AVE NE
8	510040	1204	7/21/04	\$354,500	1210	0	7	1929	4	6380	No	No	834 NE 86TH ST
8	510040	0080	6/10/04	\$360,000	1210	600	7	1958	3	6380	No	No	543 NE 86TH ST
8	322604	9265	5/24/06	\$325,000	1240	0	7	1953	3	9978	No	No	9116 1ST AVE NE
8	510040	2885	12/13/04	\$275,000	1240	0	7	1951	3	7344	No	No	9011 15TH AVE NE
8	510040	1373	8/11/05	\$385,000	1250	0	7	1946	4	4896	No	No	508 NE 88TH ST
8	510140	4506	4/3/04	\$313,000	1250	0	7	1938	4	4896	No	No	9415 15TH AVE NE
8	199520	0351	11/15/04	\$264,900	1250	0	7	1951	3	5712	No	No	9116 2ND AVE NE
8	510040	1370	12/20/05	\$399,000	1260	0	7	1947	4	4896	No	No	8810 5TH AVE NE
8	510040	1306	6/30/04	\$380,500	1260	0	7	1945	4	6380	No	No	527 NE 88TH ST
8	199520	0160	11/22/04	\$290,000	1270	300	7	1942	3	5712	No	No	227 NE 94TH ST
8	920600	0045	2/9/04	\$300,000	1270	620	7	1915	3	5080	No	No	8519 5TH AVE NE
8	510040	2785	10/28/05	\$450,000	1280	170	7	1927	3	5376	No	No	9011 12TH AVE NE
8	510140	4464	6/17/05	\$347,000	1290	0	7	1973	3	6380	No	No	1217 NE 95TH ST
8	510040	1390	11/7/05	\$393,000	1290	100	7	1935	3	6380	No	No	522 NE 88TH ST
8	802420	1525	11/27/06	\$438,000	1300	0	7	1959	4	5080	No	No	1224 NE 98TH ST
8	510040	4827	2/5/04	\$348,000	1300	220	7	1939	4	5376	No	No	9405 8TH AVE NE
8	322604	9264	8/21/04	\$310,400	1310	1000	7	1960	3	9150	No	No	9226 1ST AVE NE
8	510040	0045	8/30/06	\$409,500	1320	0	7	1976	3	5075	No	No	518 NE 85TH ST
8	322604	9167	5/6/04	\$333,000	1320	0	7	1994	3	2325	No	No	414 NE 95TH ST
8	510140	4462	3/17/06	\$427,000	1330	470	7	1928	3	6380	No	No	1215 NE 95TH ST
8	510040	2356	10/5/05	\$425,000	1330	140	7	1928	4	6380	No	No	1020 NE 89TH ST
8	510140	6282	1/8/04	\$258,250	1330	0	7	1946	4	4896	Yes	No	1253 NE 103RD ST
8	510140	6125	8/24/06	\$520,000	1350	660	7	1949	4	12760	No	No	1021 NE 103RD ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 7**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	802420	1070	1/28/05	\$310,000	1370	100	7	1939	3	7112	No	No	1200 NE 95TH ST
8	510140	4705	10/18/05	\$410,000	1380	1380	7	1940	5	8700	No	No	840 NE 94TH ST
8	802420	0665	9/23/05	\$375,000	1390	0	7	1942	3	5212	No	No	1018 NE 96TH ST
8	199520	0330	6/24/04	\$379,000	1390	930	7	1976	3	5739	No	No	214 NE 91ST ST
8	510040	2620	11/28/05	\$420,000	1400	0	7	1945	3	5376	No	No	9016 8TH AVE NE
8	510140	4898	4/29/04	\$452,000	1420	0	7	1928	5	9100	Yes	No	800 NE 95TH ST
8	510140	4629	1/20/06	\$357,500	1420	0	7	1979	3	4200	No	No	9420 8TH AVE NE
8	802420	1166	11/22/05	\$525,000	1430	950	7	1995	3	5040	Yes	No	9607 15TH AVE NE
8	510040	2386	2/24/04	\$400,000	1430	0	7	1940	4	6380	No	No	1043 NE 90TH ST
8	510140	6605	5/5/05	\$310,000	1430	730	7	1977	3	7140	No	No	10011 ROOSEVELT WAY NE
8	638600	0086	10/8/04	\$451,500	1450	500	7	1940	5	7455	Yes	No	9612 7TH AVE NE
8	802420	1506	8/2/04	\$332,000	1460	0	7	1926	4	5334	No	No	1234 NE 98TH ST
8	510140	5055	10/20/05	\$521,500	1470	420	7	1926	4	5376	No	No	9628 8TH AVE NE
8	610840	0078	5/17/05	\$430,000	1470	0	7	1941	4	6985	Yes	No	8533 LATONA AVE NE
8	322604	9235	12/1/04	\$350,000	1470	1180	7	1938	3	6900	Yes	No	9518 4TH AVE NE
8	510040	2791	7/8/04	\$465,000	1500	300	7	1928	5	5712	No	No	9003 12TH AVE NE
8	802420	1503	11/23/05	\$449,000	1510	200	7	1923	4	8470	No	No	1248 NE 98TH ST
8	322604	9040	4/24/06	\$645,000	1530	800	7	1954	5	9520	No	No	8824 2ND AVE NE
8	322604	9420	6/11/04	\$406,500	1540	420	7	1956	4	9180	Yes	No	8821 LATONA AVE NE
8	322604	9422	12/12/05	\$619,000	1550	1140	7	1957	5	9180	Yes	No	8825 LATONA AVE NE
8	510140	6105	10/2/06	\$425,000	1550	990	7	1936	3	4253	No	No	1007 NE 103RD ST
8	322604	9136	9/14/05	\$460,000	1580	780	7	1941	4	5060	No	No	9025 5TH AVE NE
8	510140	6420	4/18/05	\$326,000	1580	0	7	1905	4	7344	No	No	10014 ROOSEVELT WAY NE
8	510140	5500	5/18/05	\$449,000	1610	720	7	1974	4	6380	No	No	539 NE 100TH ST
8	510140	4689	8/24/06	\$522,500	1630	450	7	1930	3	7920	No	No	846 NE 94TH ST
8	510040	3928	6/22/06	\$499,000	1640	0	7	1941	4	5376	No	No	9203 12TH AVE NE
8	802420	0660	5/19/04	\$355,000	1670	0	7	1998	3	5000	No	No	1014 NE 96TH ST
8	510040	4803	2/3/05	\$343,000	1710	0	7	1938	4	6380	No	No	548 NE 94TH ST
8	510140	6390	10/26/05	\$392,950	1720	180	7	1926	5	6380	No	No	1236 NE 100TH ST
8	510040	1226	3/30/05	\$475,000	1770	0	7	1961	4	6380	No	No	838 NE 86TH ST
8	322604	9427	3/5/04	\$310,000	1770	0	7	1952	5	8300	No	No	8827 2ND AVE NE
8	437070	0065	11/15/06	\$575,000	1900	0	7	1947	4	6206	Yes	No	8521 LATONA AVE NE

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**Area 7**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	510040	1684	11/19/04	\$375,000	1900	0	7	1973	3	6380	No	No	1232 NE 88TH ST
8	510040	1489	6/21/06	\$480,000	2020	290	7	1946	3	6380	No	No	814 NE 88TH ST
8	510140	6119	12/20/04	\$342,650	2030	0	7	1992	3	4930	No	No	10200 ROOSEVELT WAY NE
8	638600	0115	8/3/04	\$435,000	2050	220	7	1942	4	6084	No	No	9619 8TH AVE NE
8	199520	0325	1/13/04	\$359,000	2090	0	7	1987	3	5734	No	No	218 NE 91ST ST
8	802420	1530	5/23/05	\$320,000	790	790	8	1931	5	5080	No	No	1222 NE 98TH ST
8	510240	0040	11/17/04	\$382,500	900	300	8	1931	3	7008	No	No	511 NE 91ST ST
8	322604	9285	3/29/04	\$328,000	920	660	8	1946	3	6800	No	No	9523 4TH AVE NE
8	322604	9398	11/29/04	\$325,000	930	600	8	1940	4	5265	No	No	8909 2ND AVE NE
8	510140	4509	6/15/05	\$425,000	1030	420	8	1931	5	4896	No	No	9411 15TH AVE NE
8	322604	9442	6/28/06	\$385,000	1060	200	8	1961	3	8190	No	No	115 NE 91ST ST
8	322604	9413	4/13/04	\$352,000	1100	1080	8	1942	4	8250	No	No	312 NE 95TH ST
8	510140	3984	5/19/04	\$329,000	1100	360	8	1953	3	8700	No	No	1235 NE 94TH ST
8	510040	2730	8/15/05	\$425,500	1110	0	8	1941	3	6380	No	No	1017 NE 91ST ST
8	510040	3477	5/26/04	\$356,000	1110	300	8	1949	4	6380	No	No	516 NE 91ST ST
8	322604	9078	10/18/04	\$350,500	1150	820	8	1952	3	7347	Yes	No	9001 2ND AVE NE
8	510040	2400	12/8/06	\$430,000	1170	490	8	1928	4	8101	No	No	8911 12TH AVE NE
8	322604	9138	10/20/05	\$395,000	1180	0	8	1931	4	4600	No	No	408 NE 95TH ST
8	437070	0020	4/11/05	\$403,500	1200	320	8	1950	3	4200	Yes	No	210 NE 85TH ST
8	510140	5391	6/29/05	\$377,000	1200	1200	8	1946	4	6687	No	No	857 NE 100TH ST
8	510040	2626	6/27/05	\$485,000	1230	0	8	1926	3	5376	No	No	9006 8TH AVE NE
8	510140	8940	7/28/05	\$398,888	1240	650	8	1964	3	8555	No	No	835 NE 103RD ST
8	510240	0015	11/2/05	\$427,000	1280	0	8	1931	4	4320	No	No	9012 5TH AVE NE
8	510040	2629	12/17/04	\$389,000	1280	0	8	1930	3	5376	No	No	9002 8TH AVE NE
8	510040	1615	1/20/06	\$580,000	1290	340	8	1928	4	6380	No	No	1046 NE 88TH ST
8	510040	3238	6/4/04	\$465,000	1340	0	8	1931	4	7344	Yes	No	9107 15TH AVE NE
8	802420	1505	2/26/04	\$335,000	1340	670	8	1968	3	5842	No	No	1238 NE 98TH ST
8	510040	1366	10/14/05	\$459,000	1360	200	8	1957	3	4896	No	No	8822 5TH AVE NE
8	322604	9440	12/8/06	\$470,000	1370	500	8	1964	3	5400	No	No	219 NE 91ST ST
8	510040	3369	4/20/04	\$380,000	1400	680	8	1964	4	5376	No	No	804 NE 91ST ST
8	510040	2537	3/16/05	\$495,000	1420	480	8	1949	4	7540	No	No	523 NE 90TH ST
8	510140	4638	7/15/05	\$429,000	1460	440	8	1977	3	8610	No	No	800 NE 94TH ST

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**Area 7**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	510040	1279	3/24/05	\$431,000	1480	0	8	1962	3	4896	No	No	8610 5TH AVE NE
8	510040	1501	8/29/05	\$467,500	1490	540	8	1965	3	6380	No	No	834 NE 88TH ST
8	510040	2867	11/22/04	\$560,000	1490	910	8	1998	3	6830	No	No	1242 NE 90TH ST
8	322604	9509	7/7/05	\$442,000	1510	940	8	1978	3	7425	No	No	415 NE 95TH ST
8	510140	6465	7/13/04	\$394,000	1560	0	8	1929	4	6670	No	No	1028 NE 100TH ST
8	510040	3202	4/11/05	\$420,000	1740	0	8	1979	3	6960	No	No	1239 NE 92ND ST
8	691470	0115	1/26/06	\$619,000	1750	710	8	2005	3	4612	No	No	846 NE 97TH ST
8	691470	0065	3/2/06	\$456,000	1760	340	8	1938	3	8018	No	No	843 NE 98TH ST
8	510140	3898	1/29/04	\$425,000	1860	520	8	2000	3	5053	No	No	1051 NE 94TH ST
8	510140	6114	7/13/05	\$400,000	1900	210	8	1981	3	5100	No	No	10208 ROOSEVELT WAY NE
8	437070	0125	5/21/04	\$457,900	1950	0	8	2000	3	5159	No	No	8520 1ST AVE NE
8	437070	0130	8/17/04	\$415,000	1950	0	8	2004	3	5159	No	No	8524 1ST AVE NE
8	691470	0020	9/29/05	\$525,000	2050	0	8	2000	3	5168	No	No	807 NE 98TH ST
8	691470	0020	6/30/04	\$474,950	2050	0	8	2000	3	5168	No	No	807 NE 98TH ST
8	691470	0070	5/17/05	\$550,000	2130	500	8	2000	3	5000	No	No	849 NE 98TH ST
8	322604	9233	9/23/04	\$385,000	2220	0	8	1908	3	9940	No	No	554 NE 100TH ST
8	322604	9291	6/23/05	\$580,000	2320	300	8	1948	4	8558	Yes	No	8914 2ND AVE NE
8	510140	6104	5/25/05	\$435,000	2340	0	8	2005	3	4253	No	No	1005 NE 103RD ST
8	322604	9552	6/16/06	\$700,000	2350	0	8	1997	3	7683	Yes	No	8801 LATONA AVE NE
8	510140	4842	6/8/05	\$599,950	2380	0	8	2001	3	8256	No	No	9516 8TH AVE NE
8	610840	0105	5/8/06	\$582,500	2460	480	8	1987	3	6985	No	No	8533 2ND AVE NE
8	510040	4026	2/22/06	\$425,000	2510	860	8	1985	3	5413	No	No	9207 15TH AVE NE
8	510040	2481	5/17/05	\$555,000	2670	0	8	2003	3	5000	No	No	850 NE 89TH ST
8	510040	1396	2/22/05	\$663,000	3040	0	8	2004	3	6380	No	No	514 NE 88TH ST
8	510040	1705	6/26/06	\$721,000	2090	1280	9	1930	4	6380	No	No	1248 NE 88TH ST
8	510140	6188	4/19/05	\$537,000	2120	0	9	2002	3	5048	No	No	1058 NE 102ND ST
8	510040	2405	12/27/05	\$680,000	2160	850	9	2005	3	2707	No	No	8909 12TH AVE NE
8	510140	5393	6/2/05	\$589,950	2370	340	9	2005	3	5007	No	No	853 NE 100TH ST
8	510040	2314	1/8/04	\$515,000	2420	800	9	2000	3	4896	No	No	8917 15TH AVE NE
8	802420	0938	10/7/05	\$733,000	2430	840	9	2005	3	5080	No	No	1239 NE 96TH ST
8	510040	2836	12/30/05	\$729,500	2520	0	9	2005	3	6380	No	No	1225 NE 91ST ST
8	322604	9192	4/19/05	\$749,950	2540	890	9	2005	3	6132	No	No	319 NE 90TH ST

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**Area 7**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	199520	0260	12/12/05	\$725,000	2720	780	9	2005	3	5292	No	No	340 NE 91ST ST
8	322604	9390	4/13/05	\$600,000	2950	0	10	1994	3	10350	No	No	533 NE 103RD ST

***Improved Sales Removed in this Annual Update Analysis***  
**Area 7**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	204450	0199	2/19/04	\$ 150,000	DOR RATIO; NON-REPRESENTATIVE SALE
3	204450	0253	9/28/04	\$ 35,035	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
3	260520	0015	6/16/04	\$ 135,430	RELATED PARTY, FRIEND, OR NEIGHBOR
3	271110	0075	4/11/05	\$ 185,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
3	271160	0030	3/25/04	\$ 280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	527220	0035	3/22/04	\$ 33,450	DOR RATIO
3	543330	0105	7/26/04	\$ 78,106	PARTIAL INTEREST (1/3, 1/2, ETC.); AND OTHER WARNINGS
3	543330	0170	12/7/06	\$ 375,000	QUESTIONABLE DATA
3	641160	0184	2/21/05	\$ 242,500	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
3	641160	0440	1/23/04	\$ 225,000	DOR RATIO
3	641310	0110	6/23/04	\$ 92,043	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED
3	641310	0231	11/8/05	\$ 325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	641310	0232	3/8/06	\$ 400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	641310	0323	4/28/05	\$ 190,000	NO MARKET EXPOSURE
3	641360	0072	10/23/06	\$ 153,750	RELATED PARTY, FRIEND, OR NEIGHBOR
3	641360	0077	4/22/04	\$ 150,000	PARTIAL INTEREST (1/3, 1/2, ETC.); AND OTHER WARNINGS
3	641360	0120	10/20/04	\$ 226,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	641360	0123	3/15/05	\$ 260,000	MULTI-PARCEL SALE
3	641360	0124	3/25/05	\$ 172,500	DOR RATIO
3	641360	0245	9/28/04	\$ 25,769	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
3	641410	0013	8/19/04	\$ 235,500	DIAGNOSTIC OUTLIER
3	641410	0014	12/29/04	\$ 205,000	DOR RATIO; TEAR DOWN
3	641410	0059	5/14/04	\$ 337,500	RELATED PARTY, FRIEND, OR NEIGHBOR
6	116000	0130	7/20/05	\$ 98,436	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
6	116000	0160	4/2/04	\$ 325,000	NO MARKET EXPOSURE
6	116000	0245	4/21/05	\$ 282,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	147220	0125	6/30/04	\$ 220,000	NON-REPRESENTATIVE SALE
6	147220	0175	1/7/04	\$ 350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	510140	0940	3/25/04	\$ 201,600	DOR RATIO
6	510140	0991	3/4/04	\$ 254,500	RELATED PARTY, FRIEND, OR NEIGHBOR
6	510140	1745	3/1/05	\$ 355,000	EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6	510140	1762	7/6/04	\$ 260,000	NO MARKET EXPOSURE
6	510140	2236	5/4/04	\$ 335,000	RELOCATION - SALE BY SERVICE
6	510140	2236	3/2/04	\$ 335,000	RELOCATION - SALE TO SERVICE
6	510140	2262	11/3/06	\$ 250,000	PERVIOUS IMPROVEMENT<=25K
6	510140	2270	10/11/05	\$ 223,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	510140	2276	2/1/04	\$ 330,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX
6	510140	2296	5/8/06	\$ 707,000	QUESTIONABLE DATA
6	510140	2410	6/3/05	\$ 419,000	IMPROVEMENT COUNT
6	510140	2540	6/28/05	\$ 265,000	PERVIOUS IMPROVEMENT<=25K
6	510140	2586	1/24/06	\$ 575,000	RELOCATION - SALE BY SERVICE
6	510140	2586	1/26/06	\$ 575,000	RELOCATION - SALE TO SERVICE
6	510140	2620	9/14/04	\$ 257,000	OBSOLESCENCE
6	510140	4074	8/1/05	\$ 300,000	EXEMPT FROM EXCISE TAX
6	510140	4093	10/24/05	\$ 272,600	LIMITED REPRESENTATION

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**Area 7**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
6	510140	4143	7/29/04	\$ 350,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
6	510140	4174	2/25/04	\$ 254,000	DIAGNOSTIC OUTLIER
6	510140	4395	5/18/06	\$ 459,950	DIAGNOSTIC OUTLIER
6	510140	4395	10/3/05	\$ 375,000	NO MARKET EXPOSURE
6	510140	5051	8/8/05	\$ 59,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
6	510140	5250	12/13/06	\$ 177,500	NON-REPRESENTATIVE SALE
6	510140	5268	7/22/04	\$ 139,700	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
6	510140	5325	6/27/06	\$ 423,000	GOVERNMENT AGENCY
6	510140	5815	11/15/04	\$ 215,000	DIAGNOSTIC OUTLIER
6	510140	6020	5/8/06	\$ 313,000	UNFINISHED AREA
6	510140	7030	4/15/04	\$ 375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	510140	7250	2/20/04	\$ 37,545	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
6	510140	7285	9/27/04	\$ 360,000	SEGREGATION AND/OR MERGER
6	510140	7305	6/17/05	\$ 134,827	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
6	510140	7430	9/15/05	\$ 475,000	ACTIVE PERMIT BEFORE SALE>25K
6	510140	8479	4/21/04	\$ 244,500	DIAGNOSTIC OUTLIER
6	510140	8480	9/5/06	\$ 110,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
6	510140	8489	9/12/06	\$ 441,950	QUESTIONABLE DATA
6	510140	8490	5/10/05	\$ 268,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
6	510140	8575	10/28/04	\$ 190,000	DOR RATIO
6	510140	8590	3/7/05	\$ 365,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	510140	8636	11/27/06	\$ 620,000	DIAGNOSTIC OUTLIER
6	510140	8700	10/26/05	\$ 357,000	QUIT CLAIM DEED; AND OTHER WARNINGS
6	510140	8731	4/28/04	\$ 327,500	TEAR DOWN; AND OTHER WARNINGS
6	510140	8751	5/25/04	\$ 350,835	TEAR DOWN; SEGREGATION AND/OR MERGER
6	510140	8765	4/26/04	\$ 322,000	SEGREGATION AND/OR MERGER
6	510140	8779	7/16/04	\$ 305,000	DIAGNOSTIC OUTLIER
6	557720	0175	8/11/04	\$ 370,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	557720	0499	5/7/04	\$ 320,000	DIAGNOSTIC OUTLIER
6	743450	0020	11/29/04	\$ 257,500	LIMITED REPRESENTATION
6	743450	0040	1/26/05	\$ 91,426	DOR RATIO
6	802420	1670	5/7/04	\$ 165,000	DOR RATIO
6	802420	2156	2/1/05	\$ 311,952	NO MARKET EXPOSURE
6	802420	2335	4/22/04	\$ 355,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
6	802420	2350	1/9/06	\$ 326,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	890100	0170	5/17/05	\$ 2,295	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
6	890100	0180	6/6/06	\$ 147,225	RELATED PARTY, FRIEND, OR NEIGHBOR
6	890100	0230	10/16/06	\$ 200,000	LIMITED REPRESENTATION
6	890100	0741	10/24/05	\$ 45,838	DOR RATIO; QUIT CLAIM DEED; STATEMENT TO DOR
6	890100	0785	4/13/05	\$ 474,000	SEGREGATION AND/OR MERGER
6	890100	0850	11/10/05	\$ 460,000	SEGREGATION AND/OR MERGER
6	890100	1445	1/13/04	\$ 217,000	NON-REPRESENTATIVE SALE
6	890100	1485	12/14/05	\$ 535,000	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER
6	890100	1515	5/24/05	\$ 735,000	DIAGNOSTIC OUTLIER
6	890100	1516	7/29/05	\$ 750,000	DIAGNOSTIC OUTLIER

***Improved Sales Removed in this Annual Update Analysis***  
**Area 7**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
6	890150	0060	1/4/05	\$ 375,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
6	890150	0081	8/4/05	\$ 153,200	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
6	890200	0131	4/4/04	\$ 447,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
6	890350	0051	9/15/05	\$ 385,000	OBSOLESCENCE
7	206110	0215	12/8/04	\$ 412,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
7	206110	0225	11/5/04	\$ 292,740	NO MARKET EXPOSURE
7	206110	0515	5/18/05	\$ 603,000	SEGREGATION AND/OR MERGER
7	206110	0660	4/29/04	\$ 302,500	DIAGNOSTIC OUTLIER
7	206110	0790	12/27/04	\$ 298,000	BANKRUPTCY - RECEIVER OR TRUSTEE
7	246440	0510	2/13/06	\$ 250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	246440	0610	5/13/04	\$ 270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	287860	0130	5/18/04	\$ 296,000	DIAGNOSTIC OUTLIER
7	287860	0140	2/10/04	\$ 272,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
7	287860	0265	11/7/06	\$ 66,724	RELATED PARTY, FRIEND, OR NEIGHBOR
7	287860	0635	1/29/04	\$ 151,240	PARTIAL INTEREST (1/3, 1/2, ETC.); AND OTHER WARNINGS
7	297980	0540	5/20/05	\$ 465,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	297980	0660	6/14/04	\$ 310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	297980	0750	6/8/06	\$ 80,742	DOR RATIO; QUIT CLAIM DEED
7	297980	1340	10/8/04	\$ 277,350	DIAGNOSTIC OUTLIER
7	354490	0025	8/23/05	\$ 475,000	OBSOLESCENCE; NO MARKET EXPOSURE
7	354490	0040	9/28/06	\$ 170,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
7	354490	0056	11/30/05	\$ 330,750	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
7	373590	0005	6/21/05	\$ 215,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
7	373590	0330	8/25/04	\$ 424,950	UNFINISHED AREA
7	373590	0590	5/25/05	\$ 102,456	DOR RATIO; QUIT CLAIM DEED
7	373590	1250	5/10/06	\$ 721,950	QUESTIONABLE DATA
7	614870	0050	2/24/05	\$ 791,000	DIAGNOSTIC OUTLIER
7	688480	0150	1/7/04	\$ 266,750	UNFINISHED AREA; NO MARKET EXPOSURE
7	688480	0306	3/13/06	\$ 560,000	QUESTIONABLE DATA
7	688480	0325	5/27/04	\$ 55,358	DOR RATIO; OBSOLESCENCE; QUIT CLAIM DEED
7	772060	0075	7/26/06	\$ 157,500	RELATED PARTY, FRIEND, OR NEIGHBOR
7	772060	0095	3/29/04	\$ 94,357	PARTIAL INTEREST (1/3, 1/2, ETC.); AND OTHER WARNINGS
7	860490	0345	3/14/05	\$ 300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	890450	0035	9/9/04	\$ 234,950	NON-REPRESENTATIVE SALE
7	890450	0035	3/24/04	\$ 203,500	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
8	199520	0185	8/1/05	\$ 315,000	NO MARKET EXPOSURE
8	199520	0185	3/7/05	\$ 251,000	NO MARKET EXPOSURE
8	199520	0190	12/17/04	\$ 231,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
8	199520	0210	12/19/05	\$ 275,000	DOR RATIO
8	199520	0260	6/24/04	\$ 230,000	DOR RATIO; TEAR DOWN
8	199620	0060	7/27/04	\$ 125,492	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
8	322604	9120	12/27/05	\$ 455,000	NO MARKET EXPOSURE
8	322604	9120	12/21/05	\$ 444,000	NO MARKET EXPOSURE
8	322604	9192	3/2/04	\$ 220,000	DOR RATIO
8	322604	9550	4/27/04	\$ 317,000	NO MARKET EXPOSURE

***Improved Sales Removed in this Annual Update Analysis***  
**Area 7**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
8	322604	9560	10/20/04	\$ 141,950	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
8	322604	9560	10/20/04	\$ 139,600	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
8	394690	0095	4/28/05	\$ 130,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
8	437070	0020	10/13/05	\$ 450,000	QUESTIONABLE DATA
8	437070	0115	8/31/05	\$ 172,500	PERVIOUS IMPROVEMENT<=25K
8	510040	0010	1/6/05	\$ 260,000	DIAGNOSTIC OUTLIER
8	510040	0035	12/22/05	\$ 742,000	IMPROVEMENT COUNT
8	510040	0042	7/13/04	\$ 350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	510040	0110	8/8/05	\$ 849,000	DIAGNOSTIC OUTLIER
8	510040	0115	2/24/06	\$ 786,000	DIAGNOSTIC OUTLIER
8	510040	0115	5/25/04	\$ 465,000	TEAR DOWN; SEGREGATION AND/OR MERGER
8	510040	1036	2/18/05	\$ 505,000	OBSOLESCENCE
8	510040	1144	3/29/06	\$ 950,000	DIAGNOSTIC OUTLIER
8	510040	1145	1/26/06	\$ 925,000	DIAGNOSTIC OUTLIER
8	510040	1160	9/6/06	\$ 475,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	510040	1385	11/21/06	\$ 420,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	510040	1390	10/13/06	\$ 639,950	QUESTIONABLE DATA
8	510040	1438	7/13/04	\$ 375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	510040	1462	4/25/06	\$ 928,000	DIAGNOSTIC OUTLIER
8	510040	1492	8/17/06	\$ 445,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	510040	1585	7/28/05	\$ 299,950	DOR RATIO; % COMPLETE
8	510040	1588	6/24/05	\$ 401,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	510040	1667	4/3/06	\$ 620,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	510040	1700	9/15/04	\$ 381,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	510040	2263	1/20/06	\$ 605,000	% COMPLETE
8	510040	2263	12/12/06	\$ 899,950	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
8	510040	2296	1/23/06	\$ 97,776	RELATED PARTY, FRIEND, OR NEIGHBOR
8	510040	2400	11/4/04	\$ 560,000	SEGREGATION AND/OR MERGER
8	510040	2400	4/19/04	\$ 510,000	SEGREGATION AND/OR MERGER
8	510040	2455	5/20/04	\$ 412,000	NO MARKET EXPOSURE; AND OTHER WARNINGS
8	510040	2590	11/9/06	\$ 485,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	510040	2739	1/14/04	\$ 270,000	NO MARKET EXPOSURE
8	510040	2836	9/17/04	\$ 257,000	DOR RATIO; TEAR DOWN
8	510040	3178	7/9/04	\$ 375,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
8	510040	3348	8/25/05	\$ 550,000	1031 TRADE
8	510040	3348	8/12/05	\$ 550,000	QUIT CLAIM DEED; AND OTHER WARNINGS
8	510040	3402	8/5/05	\$ 25,441	DOR RATIO; QUIT CLAIM DEED
8	510040	3876	11/10/04	\$ 347,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
8	510040	3947	4/22/04	\$ 415,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	510140	3849	5/4/04	\$ 295,000	PERVIOUS IMPROVEMENT<=25K
8	510140	3954	7/11/06	\$ 460,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	510140	4018	8/26/05	\$ 416,200	RELOCATION - SALE BY SERVICE
8	510140	4018	8/31/05	\$ 416,200	RELOCATION - SALE TO SERVICE
8	510140	4653	4/19/05	\$ 250,000	NO MARKET EXPOSURE
8	510140	4689	9/27/05	\$ 403,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Improved Sales Removed in this Annual Update Analysis***  
**Area 7**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
8	510140	4900	11/18/05	\$ 182,732	RELATED PARTY, FRIEND, OR NEIGHBOR
8	510140	5067	11/8/06	\$ 143,000	DOR RATIO; QUIT CLAIM DEED
8	510140	5370	5/3/06	\$ 260,000	TEAR DOWN
8	510140	5391	3/9/04	\$ 350,000	SEGREGATION AND/OR MERGER
8	510140	5393	11/15/04	\$ 190,000	DOR RATIO
8	510140	6147	3/5/04	\$ 287,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	510140	6152	8/16/05	\$ 110,500	PARTIAL INTEREST (1/3, 1/2, ETC.); AND OTHER WARNINGS
8	510140	6231	2/22/06	\$ 790,000	DIAGNOSTIC OUTLIER
8	510140	6231	9/14/04	\$ 230,000	DOR RATIO
8	510240	0070	7/16/04	\$ 379,000	SEGREGATION AND/OR MERGER
8	510240	0071	9/21/05	\$ 261,500	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
8	510240	0071	4/6/05	\$ 185,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
8	638600	0130	11/20/06	\$ 775,000	QUESTIONABLE DATA
8	668750	0050	1/5/04	\$ 205,000	NO MARKET EXPOSURE
8	691470	0115	9/16/04	\$ 200,000	DOR RATIO
8	691470	0185	4/19/06	\$ 468,000	QUESTIONABLE DATA
8	802420	0152	5/26/04	\$ 157,250	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
8	802420	0745	6/21/04	\$ 250,000	NO MARKET EXPOSURE
8	802420	0925	9/20/06	\$ 525,000	IMPROVEMENT COUNT
8	802420	0938	6/22/04	\$ 210,000	DOR RATIO
8	802420	0993	11/13/06	\$ 482,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	802420	1170	3/31/05	\$ 383,500	NO MARKET EXPOSURE
8	802420	1485	1/12/06	\$ 685,000	QUESTIONABLE DATA
8	802420	1485	5/24/05	\$ 440,000	NO MARKET EXPOSURE
8	920600	0135	7/27/04	\$ 390,000	UNFINISHED AREA



**King County  
Department of Assessments**

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble  
Assessor**

**MEMORANDUM**

DATE: February 15, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature of "Scott Noble" in black ink.

SUBJECT: 2007 Revaluation for 2008 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr